

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



Agenda and Agenda Materials
Meeting of the Board of Directors

June 30, 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, June 30, 2020, at 8:00 a.m.**, via Zoom videoconference at: <https://us02web.zoom.us/j/85318594137?pwd=alNkNTlJOWNlOGRWoxpjUnRPL1NhZz09>; or via teleconference at: (346) 248-7799; Meeting ID: **853 1859 4137**; Password: **097741**; 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. Receive public comments. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes of the May 26, 2020, meeting.
4. Receive updated Agreed-Upon Procedures Report for Lipex Properties L.P; and authorize disbursement.
5. Authorize payment to TxDOT for Memorial Drive East of Tallowood Road to BW8 project.
6. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
7. Consider FY2021 Budget.
8. CIP Committee:
 - a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 19, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - b. Project update and recommendations from The Goodman Corporation.
 - c. Project update and recommendations from SWA.
 - i. Consider SWA Work Order No. 20, professional design services for Memorial Road Drainage & Mobility Improvements
9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
10. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney; and reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.
11. Adjournment.



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

AGENDA MEMORANDUM

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

3. Approve Minutes of the May 26, 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**

May 26, 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, May 26, 2020, at 8:00 a.m., via videoconference, 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 Heins and Freels, thus constituting a quorum. Consultants present were Scott Bean, Josh Hawes and Linda Clayton, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Pat Hall, ETI Bookkeeping Services; Muhammad Ali and Derek St. John, both of Gauge Engineering; Ricky Gonzalez, LAN; Jim Webb, The Goodman Corporation; and James Vick, SWA. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis, District G; Council Member Amy Peck, District A; Jack Valinski, COH; Ben Gillis, Memorial Management District. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF THE APRIL 28, 2020 MEETING.

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

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

Ms. Hall reviewed an Account Access Authorization and Agreement with Wells Fargo Bank, included in the Board materials. She reported the agreement is for fraud protection with "positive pay" and the form has been reviewed by the Authority's attorney. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the Account Access Authorization and Agreement, as presented.

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

CONSIDER 2-YEAR AGREEMENT WITH McGRATH & CO. FOR PRE-AUDIT SERVICES FOR FY2020 AND FY2021.

Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve the engagement of McGrath & Co. PLLC to provide pre-audit year-end accounting services for FY2020 and FY2021 for an estimated fee of \$11,250.00 each year, as presented.

CIP COMMITTEE:

a. Project update and recommendations from Gauge Engineering LLC

Mr. Ali provided an update on the Briar Branch W140 Channel & Straws Improvements project, a copy of Gauge Engineering's Progress Report is included in the Board materials. He reported the W140 boxes are currently being cleaned out. He reported Gauge has received comments back from the City regarding access road plans and they are addressing the comments. He stated he anticipates the project will be complete in late October. 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 the two lanes on the west side are complete and the contractor is currently working on the east side. He reported Gauge anticipates the project to be complete in January 2021.

i. Consider Pay Application No. 18, Briar Branch Channel and Straw Improvements, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 18, Briar Branch Channel and Straw Improvements, from Reytec Construction in the amount of \$86,683.90, included in the Board materials. He reported Gauge has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to approve Pay Application No. 18, Briar Branch Channel and Straw Improvements, from Reytec Construction in the amount of \$86,683.90 as presented.

ii. Consider Gauge Engineering Task Order for construction phase services for Memorial Drive.

Mr. Ali reviewed Gauge Task Order for construction phase services for the Memorial Drive project from BW 8 to Tallowood Drive in the amount of \$259,149.00, included in the Board materials. Upon a motion duly made by Director Rickel, and being seconded by Director Durham, the Board voted unanimously to approve the Gauge Task Order for construction phase services for the Memorial Drive project from BW 8 to Tallowood Drive in the amount of \$259,149.00, as presented.

b. Project update and recommendations from LAN.

Mr. Gonzalez provided an update on the Memorial Drive project, a copy of LAN's progress report is included in the Board materials. He reported TxDOT received the bids for the Memorial Drive project and are still vetting the bids before awarding. He stated low bidder is SER Construction. He reported LAN is still working on the right-of-way corner clips for acquisition for the project.

8:22 a.m. Director Freels arrived the meeting.

i. Consider LAN reimbursement for additional engineering services for Memorial Drive.

Mr. Gonzalez reported LAN has performed numerous tasks outside the original scope of LANs task order for the Memorial Drive project. He went over the additional services provided and stated LAN is requesting reimbursement in the amount of \$45,000.00 for the additional services. Mr. Rickel stated the CIP Committee has reviewed the request and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Durham, the Board voted unanimously to approve the request from LAN for reimbursement for additional engineering services for the Memorial Drive project in the amount of \$45,000.00.

c. Project update and recommendations from The Goodman Corporation.

Mr. Webb provided an update on possible funding opportunities for projects and answered questions. No action from the Board was required.

d. Project update and recommendations from SWA

Mr. Vick presented SWA's Project Status Report for various projects, a copy of the report is included in the Board materials.

i. Consider SWA Task Order No. 13, professional landscape design services for Memorial Drive ROW from BW8 to Tallowood Drive

Mr. Vick reviewed SWA's Work Order No. 13 for additional professional services for final revisions to design and construction documents for landscape, irrigation, hardscape, lighting, and amenities for the Memorial Drive project in an amount not to exceed \$18,000.00. Upon a motion duly made by Director Durham, and being seconded by Director Airola, the Board voted unanimously to approve SWA Task Order No. 13 for additional professional services for final revisions to design and construction documents for landscape, irrigation, hardscape, lighting and amenities for the Memorial Drive project in an amount not to exceed \$18,000.00.

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 8:34 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 8:49 a.m. Upon reconvening, no action was taken.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:50 a.m.

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

AGENDA MEMORANDUM

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

4. Receive updated Agreed-Upon Procedures Report for Lipex Properties L.P; 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)

JUNE 30, 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)

JUNE 30, 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

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

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

June 30, 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. Subsequently, the Developer submitted revised interest based on a line of credit with their lender at various monthly average rates through May 31, 2020. We recalculated interest and applied the payment from the Authority dated April 28, 2020 in the amount of \$3,013,459.49. We have revised the reimbursable amount to \$19,266,570.47, including adjusted interest of \$35,827.14. Interest was calculated at the Developer borrowing rate, with a maximum of 4.0%, in accordance with the Development Agreement. The following changes were made to the Developer's original schedule:

1. We re-calculated interest through May 31, 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 provided a statement from their lender with the average the rate paid each month. That calculation resulted in a net increase of \$274,834.41.

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)
JUNE 30, 2020

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

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST*	TOTAL REIMBURSABLE
Andrews Kurth LLP			
Legal Fees to Relocate Utilities			
Amount Paid by Developer	\$ 1,785.60	\$ 153.48	\$ 1,939.08
B.B. Development, Inc.			
Consultant for Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way Project			
Amount Paid by Developer	315,000.00	27,075.01	342,075.01
CenterPoint Energy			
Extension of Service Facilities to Detention Area			
Amount Paid by Developer	7,400.00	636.05	8,036.05
ESE Partners LLC			
Soil Disposal and Recycling			
Amount Paid by Developer	8,412.00	723.03	9,135.03
Greenscape Pump Services, Inc.			
Light Kits Installed			
Amount Paid by Developer	10,899.00	936.80	11,835.80
Infrastructure, Inc.			
Engineering - Design, Construction, Landscape, Inspections for Detention Basin			
Amount Paid by Developer	179,940.00	15,466.28	195,406.28
Klotz & Associates, Inc.			
Engineering - Design, Construction, Bidding, Administration, Irrigation for Detention Basin			
Amount Paid by Developer	557,054.24	47,880.15	604,934.39

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)
JUNE 30, 2020

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

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST*	TOTAL REIMBURSABLE
Lawn Management Company			
Mow Detention Area			
Amount Paid by Developer	\$ 140.00	\$ 12.03	\$ 152.03
Marlene Gafrick			
Parking for Meeting, Light Kits			
Amount Paid by Developer	12.00	1.03	13.03
Mason Painting, Inc.			
Graffiti Removal, Detention Area			
Amount Paid by Developer	4,884.00	419.79	5,303.79
Package Express			
Delivery			
Amount Paid by Developer	42.71	3.67	46.38
Loretta Shumway			
Payment Bonds File for Project			
Amount Paid by Developer	100.00	8.60	108.60
Terracon Consultants, Inc			
Materials Testing			
Amount Paid by Developer	688,794.73	59,203.56	747,998.29
Texas Sterling Construction			
Construction - Detention Pond			
Amount Paid by Developer	18,739,714.29	1,610,723.52	20,350,437.81

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)
JUNE 30, 2020

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

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST*	TOTAL REIMBURSABLE
Thomas Printworks			
Scans and Prints to Engineer			
Amount Paid by Developer	\$ 1,651.95	\$ 141.99	\$ 1,793.94
Windrose Survey & Land Srvs, LLC			
Survey			
Amount Paid by Developer	750.00	64.45	814.45
TOTAL AMOUNT REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF MAY 31, 2020	\$ 20,516,580.52	\$ 1,763,449.44	\$ 22,280,029.96
Less: Amount Reimbursed to Lipex Properties, L.P. as of April 28, 2020	(1,285,837.19)	(1,727,622.30)	(3,013,459.49)
TOTAL AMOUNT REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF MAY 31, 2020	\$ 19,230,743.33	\$ 35,827.14	\$ 19,266,570.47

* 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
JUNE 30, 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 MAY 31, 2020	ESTIMATED ADDITIONAL COST TO COMPLETE
PROJECT ITEMS			
Phase III - Construction of Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	\$ 21,094,216	\$ 20,516,580	\$ -
Less: Reimbursement April 28, 2020		(3,013,459)	
Developer Interest		1,763,449	
TOTAL PROJECT ITEMS	\$ 21,094,216	\$ 19,266,570	\$ -

Draft - Subject to Change

TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE	ACTUAL OVER (UNDER) ESTIMATE	% VARIANCE OVER (UNDER) ESTIMATE
\$ 20,516,580	\$ (577,636)	-3.00%
(3,013,459)	(3,013,459)	100.00%
<u>1,763,449</u>	<u>1,763,449</u>	100.00%
<u>\$ 19,266,570</u>	<u>\$ (1,827,646)</u>	

Draft - Subject to Change

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

AGENDA MEMORANDUM

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

5. Authorize payment to TxDOT for Memorial Drive East of Tallowood Road to BW8 project.



P.O. BOX 1386, HOUSTON, TEXAS 77251-1386 | 713.802.5000 | WWW.TXDOT.GOV

June 3, 2020

Mr. Scott Bean
Administrator
Memorial City Redevelopment Authority
c/o Hawes Hill and Associates, LLP
9610 Long Point Road, #150
Houston, Texas 77055

RE: Harris County
CSJ 0912-72-391
CS: Memorial Drive from East of Tallowood Road to Beltway 8

Dear Mr. Bean:

This letter replaces the funding request letter sent to you dated April 17, 2020.

Bids for the subject project were opened on May 8, 2020. There were 7 bidders. The low bidder was SER Construction Partners, LLC. A copy of the low bid is attached for your reference. Per the terms of the funding agreement between the Texas Department of Transportation (TxDOT) and the Memorial City Redevelopment Authority (Authority), TxDOT agreed to notify the Authority of the amount of funds payable by the Authority to TxDOT for this project.

The project is funded with Federal funds participating in 80 percent of the costs up to a maximum amount of \$13,705,600.00. The Authority is responsible for paying 100 percent of all items in excess of the Federal participation.

The attached cost calculation worksheet details the funding responsibilities for the project. The Authority's share of the funding is **\$10,682,908.81**. The project included several items that were not eligible for Federal reimbursement. A spreadsheet showing how the costs for these items were determined is also attached for your information.

Please consider this letter as your notification that a payment of **\$10,682,908.81** is due and payable to TxDOT, for the Authority's funding participation for this project. This amount is based on the low bid.

We request that you pay this amount at your earliest convenience. We will be unable to award a construction contract to the low bidder for the project if we do not have the Authority's financial participation.

We look forward to the successful completion of this important project.



Mr. Scott Bean

2

June 3, 2020

If you have any questions or need information, please contact me, at (713) 802-5501.

Sincerely,

DocuSigned by:
Mark Patterson
F4BE8AED4B6740E...

Mark D. Patterson, P.E.
Director of Consultant
Contract Administration
Houston District

Attachments

cc: Jim Webb, The Goodman Corporation

Mr. Scott Bean

3

June 3, 2020

bc: Larry Blackburn, P.E.
Reza Arti, P.E.
Fawzi Abou-Hossa, P.E

FUNDING COST ESTIMATE 6/2/2020 (POST LETTING)

CS: Memorial Drive from Tallowood to BW 8 CSJ 0912-72-391			
EXPENSES	DISTRICT	FEDERAL	TOTAL
Construction Costs Eligible for Federal Reimbursement	\$3,160,651.01	\$12,642,604.04	\$15,803,255.05
Cost to oversize storm sewer.	\$4,373,736.40	\$0.00	\$4,373,736.40
Cost to increase pavement thickness.	\$207,055.50	\$0.00	\$207,055.50
Force Account Eligible for Federal Reimbursement	\$20,000.00	\$80,000.00	\$100,000.00
Force Account Not Eligible for Federal Reimbursement	\$1,438,477.00	\$0.00	\$1,438,477.00
Construction Costs Not Eligible for Federal Reimbursement	\$1,172,988.90	\$0.00	\$1,172,988.90
TxDOT Construction Management Eligible Items	\$160,000.00	\$640,000.00	\$800,000.00
TxDOT Construction Management Non-Eligible Items	\$150,000.00	\$0.00	\$150,000.00
Review Cost	\$16,000.00	\$64,000.00	\$80,000.00
TOTAL ROADWAY PROJECT	\$10,698,908.81	\$13,426,604.04	\$24,125,512.85

MATCHING FUNDS OWED BY MEMORIAL \$10,698,908.81
COSTS PAID BY MEMORIAL -\$16,000.00
FUNDS OWED BY MEMORIAL \$10,682,908.81

TOTAL FEDERAL FUNDS AVAILABLE = \$13,705,600.00

TOTAL COST IN FUNDING AGREEMENT \$17,132,000.00
LOCAL MATCH IN FUNDING AGREEMENT \$3,426,400.00
INCREASE IN COST TO LOCAL GOV. \$7,256,508.81



LETTING SHEET FOR MAY 2020

LETTING DATE: 8-May-20

SEQUENCE NUMBER:

3205

AREA ENGINEER: FRANK LEONG

DESIGNER: REZA ARTI

SECTION: MARK PATTERSON

REVIEWER: ASH HAFEZ

CONTROL NO: 0912-72-391

PROJECT NO: STP 1802(783)MM

COUNTY: HARRIS

HIGHWAY: CS

LENGTH: 0.9 MI

WORK DAYS: 671

LIMITS: MEMORIAL DR FROM BELTWAY 8 TO EAST OF TALLOWOOD RD

TYPE: RECONSTRUCT ROADWAY INCLUDING DRAINAGE, CURB & GUTTER, ACCESS MANAGEMENT AND PEDESTRIAN ACCOMMODATIONS

ESTIMATE:	\$	21,371,335.92	TOTAL \$	21,371,335.92
MISC.:	\$	1,438,477.00	TOTAL \$	1,438,477.00
TOTAL W/MISC.	\$	22,809,812.92	TOTAL \$	22,809,812.92

BIDS RECEIVED 7

CONTRACTOR: SER CONSTRUCTION PARTNERS, LLC

LOW BID (NOT INCL. MISC.):	\$	20,384,046.95
LOW BID (INCL. MISC.):	\$	21,822,523.95
		-4.62%

MIS.DCS.7202

MAY 8, 2020

21,371,400
STP 1802(783)MM
HARRIS COUNTY
0912-72-391

BIDDER	ADDRESS	REGULAR BID 4.62%-
SER CONSTRUCTION PARTNERS, LLC	PASADENA, TX	20,384,046.95 - 1-LOW
MAIN LANE INDUSTRIES LTD.	HOUSTON, TX	21,550,231.19 - 2
ISI CONTRACTING, INC.	HOUSTON, TX	22,246,865.78 - 3
TRIPLE B SERVICES LLP	HUFFMAN, TX	22,835,397.14 - 4
LINDSEY CONSTRUCTION, INC.	SPRING, TX	23,349,517.40 - 5
HARPER BROTHERS CONSTRUCTION LLC	HOUSTON, TX	23,705,564.65 - 6
ARANDA BROTHERS CONSTRUCTION CO., INC.	HOUSTON, TX	24,575,160.90 - 7

3205 CS 0.900 MILES
LIMITS FROM EAST OF BELTWAY 8
TO EAST OF TALLOWOOD ROAD
TYPE WIDENING TO A 4-LANE DIVIDED ROADWAY

THE ABOVE INFORMATION IS ONLY THE TOTALS OF THE BIDS AS RECEIVED
AND DOES NOT REPRESENT THAT A CONTRACT HAS BEEN OR WILL BE AWARDED.

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

AGENDA MEMORANDUM

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

6. Receive 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

May 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	2,802,976.95	27,720,414.25	11,358.26	30,534,749.46
Revenue	249,174.77	6,303.57	2.54	255,480.88
Expenditures	259,127.54	248,127.54	0.00	507,255.08
Ending Balance	2,793,024.18	27,478,590.28	11,360.80	30,282,975.26

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
			Total FYE 2020	4,381,950.05

May 31, 2020

General Operating Fund

BEGINNING BALANCE: **2,802,976.95**

REVENUE:

City of Houston Increment	0.00
Checking Interest - Wells Fargo	12.51
Texpool Interest	383.84
Wells Fargo/TexSTAR (Surplus Funds) Interest	177.98
Texas Exchange CD Interest	472.90
Transfer from 2019 CPF	248,127.54
Voided Check(s)	0.00

Total Revenue: **249,174.77**

DISBURSEMENTS:

Checks Presented At Last Meeting	259,127.54
Checks Written at/after Last Meeting	0.00
Transferred to DSF	0.00

Total Expenditures **259,127.54**

Ending Balance: **2,793,024.18**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1800	9,074.71
TexPool	*0001	0.2685	1,683,583.06
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.2042	850,366.41
Texas Exchange Bank CD	*3601	2.2500	250,000.00
		Total	2,793,024.18
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2020

Memorial City Redevelopment Authority
Checks Presented
June 30, 2020

Num	Name	Description	Amount
3091	Allen Boone Humphries Robinson LLP	Legal Fee	-4,678.95
3092	City of Houston - Street Lighting	Street Lighting	-2,627.22
3093	Equi-Tax, Inc	Tax Assessor Fee	-400.00
3094	eSiteful, Inc.	Website Hosting	-1,200.00
3095	ETI Bookkeeping Services	Bookkeeping Fee	-1,000.00
3096	Allen Boone Humphries Robinson LLP	Legal Fee - Capital Projects	-810.00
3097	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-81,632.04
3098	Reytec Construction Resources, Inc.	Briar Branch Channel & Straws	-145,438.31
3099	SWA Group	Engineer Fee - Capital Projects	-25,895.68
3100	Texas Department of Transportation	Memorial Dr Drain & Mobility 1	-10,682,908.81
3101	Hawes Hill & Associates	Professional Consultant	-8,500.00
Total			-10,955,091.01

Capital Projects Fund

BEGINNING BALANCE	27,720,414.25
 REVENUE	
TexPool Interest	6,303.57
Voided Check(s)	0.00
 Total Revenue	 6,303.57
 EXPENDITURES	
Checks Presented at Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Transfer to Wells Fargo (GOF)	248,127.54
Wire - Metro National Corp.	0.00
 Total Expenditures	 248,127.54
 ENDING BALANCE	 27,478,590.28

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.2685	27,478,590.28
Total			27,478,590.28

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

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

Construction Costs:

Project #	Project Name	
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	125,501
1734	W-140 Channel Improvements	1,851,327
1735A	Detention Basin A	25,687
1737	MetroNational - Detention / Roads	3,013,459
1738A	Memorial Dr Drain & Mobility 1	10,861,733

Total Less Construction Costs Paid To Date **15,885,349**

Total	16,482,424
Interest Earned	59,482
Total Bank Balance	16,541,906

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

Date	Check Num.	Payee	Reference	Expense Category	Payment Breakdown	Amount Paid	Balance
		Proceeds					42,950,709.37
12/20/2019	Wire	Assured Guaranty Municipal Corp	Policy 219833-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		
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

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

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
2/28/2020		TexStar		Interest Earned		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		
3/4/2020		TexStar		Interest Earned		4,024.37	30,997,552.41
3/31/2020		TexPool		Interest Earned		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
4/28/2020	WIRE	Metro National Corporation	Lipex Properties	1737 MetroNational - Detention / Road		3,013,459.00	27,708,922.46
4/30/2020		TexPool		Interest Earned		11,492.98	27,720,415.44
5/26/2020	3085	Gauge Engineering, LLC	Inv#013 Proj# 1007	1735A Detention Basin A	12,177.00	74,728.60	27,645,686.84
			Inv# 1193	1732A N Gessner Drainage & Mobility	19,186.92		
			Inv# 018 Proj# 1005	1734 W140 Channel Improvements	43,364.68		
5/26/2020	3086	Lockwood, Andrews & Newman, Inc.	Reimbursement Scope	1738A Memorial Dr Drain & Mobility 1	45,000.00	76,204.00	27,569,482.84
			Inv# 120-11972-000-23	1738A Memorial Dr Drain & Mobility 1	31,204.00		
5/26/2020	3087	Rapid Research, Inc.	Inv# 6305	1734 W140 Channel Improvements		214.50	27,569,268.34
5/26/2020	3088	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 18	1734 W140 Channel Improvements		86,683.90	27,482,584.44
5/26/2020	3089	SWA Group	Inv# 181078	1732A N Gessner Drainage & Mobility		8,370.54	27,474,213.90
5/26/2020	3090	The Goodman Corporation Inc.	Inv# 4-2020-25	1738A Memorial Dr Drain & Mobility 1		1,926.00	27,472,287.90
5/31/2020		TexPool		Interest Earned		6,303.57	27,478,591.47
6/30/2020	3096	Allen Boone Humphries Robinson LLP	Inv#111451	1734 W140 Channel Improvements	405.00	810.00	27,477,781.47
			Inv#111451	1735A Detention Basin A	405.00		
6/30/2020	3097	Gauge Engineering, LLC	Inv# 014 Proj# 1007	1735A Detention Basin A	5,000.00	81,632.04	27,396,149.43
			Inv# 1209	1732A N Gessner Drainage & Mobility	18,591.04		
			Inv# 019 Proj# 1005	1734 W140 Channel Improvements	58,041.00		
6/30/2020	3098	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 19	1734 W140 Channel Improvements		145,438.31	27,250,711.12
6/30/2020	3099	SWA Group	Inv# 181317	1738A Memorial Dr Drain & Mobility 1	19,196.80	25,895.68	27,224,815.44
			Inv# 181306	1734 W140 Channel Improvements	2,542.44		
			Inv# 181369	1732A N Gessner Drainage & Mobility	1,898.22		
			Inv# 181373	1732A N Gessner Drainage & Mobility	2,258.22		
6/30/2020	3100	Texas Department of Transportation	CSJ:0912-72-391	1738A Memorial Dr Drain & Mobility 1		10,682,908.81	16,541,906.63

Debt Service Fund

BEGINNING BALANCE		11,358.26
REVENUE		
TexPool DSF Interest	1.83	
Wells Fargo/TexSTAR (2008 DSF) Interest	0.26	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.45	
Total Revenue		2.54
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		11,360.80

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.2042	1,005.58
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.2042	2,091.69
TexPool	*0004	0.2685	8,263.53
		Total	11,360.80

Memorial City Redevelopment Authority
Investment Report
May 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	0.2685	1,683,259.59	1.00041	1,682,569.74	383.84	629.48	1,684,172.31	1.00035	1,683,583.06
DSF	TexPool	0.2685	8,261.99	1.00041	8,258.60	1.83	3.10	8,266.42	1.00035	8,263.53
GOF	Wells Fargo/ TexStar	0.2042	870,414.97	1.000625	869,871.30	177.98	(19,682.87)	850,638.53	1.000320	850,366.41
DSF	Wells Fargo/ TexStar DSF	0.2042	1,005.62	1.000625	1,004.99	0.26	0.33	1,005.90	1.000320	1,005.58
DSF	Wells Fargo/ TexStar PI Rev	0.2042	2,091.78	1.000625	2,090.47	0.45	0.77	2,092.36	1.000320	2,091.69
CPF	TexPool CPF	0.2685	31,032,962.87	1.00041	31,020,244.57	0.00	(3,541,654.29)	27,488,207.79	1.00035	27,478,590.28

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	10,258.79	12.51	(1,196.59)	9,074.71

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	9,074.71	FDIC	250,000	FDIC	250,000	250,000

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
 May 2020

	May			Year To Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6001 · City Tax Revenue	0	0	0	15,116,144	15,911,730	-795,586	15,911,730
8223 · Interest Income	7,353	3,081	4,272	189,408	33,888	155,520	36,969
8930 · Bond Proceeds	0	26,343,105	-26,343,105	32,367,772	58,063,022	-25,695,250	58,063,022
Total 1000 · Income	7,353	26,346,186	-26,338,833	47,673,324	74,008,640	-26,335,316	74,011,721
Total Income	7,353	26,346,186	-26,338,833	47,673,324	74,008,640	-26,335,316	74,011,721
Expense							
3335 · Management Consulting Services							
6320 · Legal	4,679	4,167	512	46,620	45,833	787	50,000
6322 · Eng Consultant/General Prof.Svc	0	5,000	-5,000	10,080	55,000	-44,920	60,000
6337 · Construction Audit	0	0	0	3,500	5,000	-1,500	5,000
6343 · Other	3,827	0	3,827	3,827	0	3,827	0
Total 3335 · Management Consulting Services	8,506	9,167	-661	64,027	105,833	-41,806	115,000
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
Total 5650 · Transfers	0	0	0	0	0	0	3,052,206
5706 · Debt Service							
5707 · Principal	0	0	0	3,345,000	3,220,000	125,000	3,220,000
5708 · Interest	0	0	0	1,036,950	1,395,393	-358,443	1,395,393
5710c · Trustee Fee	0	0	0	850	9,500	-8,650	9,500
Total 5706 · Debt Service	0	0	0	4,382,800	4,624,893	-242,093	4,624,893
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	21,250	23,500	-2,250	23,500
6333 · Bookkeeping/Accounting	1,400	1,042	358	15,585	11,458	4,127	12,500
6340 · Administration Salaries/Benefit	8,500	8,500	0	93,500	93,500	0	102,000
6344 · Bond Svcs/Trustee/FA	0	625	-625	39,056	6,875	32,181	7,500
6353 · Insurance	0	0	0	961	1,000	-39	1,000
Total 6300 · Administration & Overhead	9,900	10,167	-267	170,352	136,333	34,019	146,500
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	114,583	-114,233	125,000
1731A · Detention Basin & W-140 Bridge	0	0	0	6,554	0	6,554	0
1732A · N Gessner Drainage & Mobility	22,747	303,000	-280,253	12,471,934	3,333,000	9,138,934	3,636,000
1734 · W140 Channel Improvements	206,427	1,077,745	-871,318	8,999,330	11,855,196	-2,855,866	12,932,941
1735A · Detention Basin A	5,405	500,000	-494,595	67,231	5,500,000	-5,432,769	6,000,000
1737 · MetroNational - Detention/Roads	0	3,050,000	-3,050,000	3,013,459	3,050,000	-36,541	3,050,000
1738 · T&C Way Partners, LLC	0	23,667	-23,667	284,950	260,333	24,617	284,000
1738A · Memorial Dr Drain & Mobility 1	10,702,106	725,000	9,977,106	11,228,568	7,975,000	3,253,568	8,700,000

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

	May			Year To Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	656	45,833	-45,177	50,000
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	55,000	-55,000	60,000
Total 7000 · Capital Expenditure	10,936,685	5,698,996	5,237,689	36,083,430	32,188,945	3,894,485	34,837,941
Total Expense	10,955,091	5,718,330	5,236,761	40,700,609	37,056,004	3,644,605	42,776,540
Net Income	-10,947,738	20,627,856	-31,575,594	6,972,715	36,952,636	-29,979,921	31,235,181

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

May 21, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 111450
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through May 08, 2020	1,525.06
Expenses and Other Items posted through May 08, 2020	0.00
Total Amount Due:	\$1,525.06

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
6/12/2020

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

May 21, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 111450
Billing Attorney: Jessica Biddle
Holoubek

General

Professional Fees

Fees for services posted through May 08, 2020, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
General			
04/13/20	Jessica Biddle Holoubek	Telephone conference with Scott Bean regarding use of bond proceeds	0.25
04/22/20	Beth King	Research, locate and forward requested documents	0.25
04/22/20	Carnell Emanuel	Review and revise meeting calendar; review and discuss draft agenda for upcoming board meeting; review agendas from previous board meetings	1.00
04/22/20	Jessica Biddle Holoubek	Review and follow up on draft Board of Directors meeting; discuss same with Authority staff	0.50
04/23/20	Lauren Reese	Review renewal certificate of insurance for Gunda Corporation, LLC and file in District records	0.50
04/28/20	Jessica Biddle Holoubek	Prepare for and attend Board of Directors meeting	0.75
04/28/20	SHARED FEES	Address task regarding implementation of 2019 legislation, including new requirements related to public construction contracts, public meetings, financial and operating information filings, and election information and filing	0.25
05/05/20	Kelsie Wade	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
05/07/20	Jessica Biddle Holoubek	Review draft Board of Directors meeting agenda	0.25
			<i>Total Task Hours:</i> 4.00
			<i>Total Task Amount:</i> \$1,390.06

Public Information Requests

04/13/20 Jessica Biddle Holoubek Exchange of emails with Ralph DeLeon regarding Texas Public Information Act request 0.25

Total Task Hours: 0.25
Total Task Amount: \$135.00
Total Fees: \$1,525.06

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	4.00	1,390.06
Public Information Requests	0.25	135.00

Total Fees:	\$	1,525.06
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	<u>1,525.06</u>

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

May 21, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects

Client/Matter: MEM001-03
Statement Number: 111451
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through May 08, 2020	2,025.00
Expenses and Other Items posted through May 08, 2020	0.00
Total Amount Due:	\$2,025.00

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

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

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



Code: Various see detail
6/12/2020

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

May 21, 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: 111451
Billing Attorney: Jessica Biddle
Holoubek

Projects

Professional Fees

Fees for services posted through May 08, 2020, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
Conrad Saur detention pond Code No. 6320			
04/21/20	Jessica Biddle Holoubek	Review reimbursement report and follow up with auditor	0.50
04/22/20	Jessica Biddle Holoubek	Review audit and development agreement to answer questions regarding reimbursement payments from Scott Bean	0.75
04/28/20	Jessica Biddle Holoubek	Follow up on matters regarding developer reimbursement	0.50
05/05/20	Jessica Biddle Holoubek	Receive and review email correspondence regarding developer reimbursement; review development agreement and follow up regarding the same	0.50
			<i>Total Task Hours:</i> 2.25
			<i>Total Task Amount:</i> \$1,215.00
Detention Basin & W-140 Bridge - [REDACTED] Code 1734			
05/01/20	Jessica Biddle Holoubek	Research Post Closing Agreement and discuss use restrictions with Muhammad All, engineer for the Authority	0.50
			<i>Total Task Hours:</i> 0.50
			<i>Total Task Amount:</i> \$270.00
SBMSA detention Code 1735			
04/28/20	Jessica Biddle Holoubek	Telephone conference with engineers and executive director; follow up regarding the same	0.75
			<i>Total Task Hours:</i> 0.75
			<i>Total Task Amount:</i> \$405.00

W140 Channel Improvements - 1734 Code 1734

04/09/20 Jessica Biddle Holoubek Exchange of emails with Scott Bean regarding reimbursing operating fund for project costs 0.25

Total Task Hours: 0.25
Total Task Amount: \$135.00
Total Fees: \$2,025.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>	
Conrad Saur detention pond	2.25	1,215.00	Code: 6320
Detention Basin & W-140 Bridge - [REDACTED]	0.50	270.00	Code 1734
SBMSA detention	0.75	405.00	Code 1735
W140 Channel Improvements - 1734	0.25	135.00	Code 1734

Total Fees: \$ 2,025.00
Total Expenses and Other Items: \$ 0.00
Total Amount Due: \$ 2,025.00

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

June 23, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 112132
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through June 12, 2020	1,350.00
Expenses and Other Items posted through June 12, 2020	318.89
Total Amount Due:	<u>\$1,668.89</u>

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
6/24/2020



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 23, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 112132
Billing Attorney: Jessica Biddle Holoubek

General

Professional Fees

Fees for services posted through June 12, 2020, as follows:

Table with 4 columns: Date, Professional, Description, Hours. Includes a summary row for Total Task Hours (3.00), Total Task Amount (\$1,350.00), and Total Fees (\$1,350.00).

Expenses and Other Items

Expenses and Other Items posted through June 12, 2020, as follows:

04/15/20	Telephone Conference for Client Meeting	318.89
	Total Expenses and Other Items:	<u>318.89</u>

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>		
General	3.00	1,350.00		
			Total Fees:	\$ 1,350.00
			Total Expenses and Other Items:	\$ 318.89
			Total Amount Due:	\$ <u>1,668.89</u>

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

June 23, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects

Client/Matter: MEM001-03
Statement Number: 112131
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through June 12, 2020	270.00
Expenses and Other Items posted through June 12, 2020	0.00
Total Amount Due:	\$270.00



Code No. 6320
6/24/2020

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

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

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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 23, 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: 112131
Billing Attorney: Jessica Biddle
Holoubek

Projects

Professional Fees

Fees for services posted through June 12, 2020, as follows:

<u>Date</u>	<u>Professional</u>	<u>Hours</u>
<u>Conrad Saur detention pond</u>		
05/06/20	Jessica Biddle Holoubek Discuss reimbursement agreement with John Rickel	0.25
06/10/20	Jessica Biddle Holoubek Review Conrad Sauer Reimbursement Schedule	0.25
<i>Total Task Hours:</i>		0.50
<i>Total Task Amount:</i>		\$270.00
Total Fees:		\$270.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
Conrad Saur detention pond	0.50	270.00

Total Fees:	\$	270.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	270.00



CITY OF HOUSTON

Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, PE.
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-395-2500
F. 832-395-3054
www.houstontx.gov

May 28, 2020

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

RE: Invoice for Year 2019 Enhanced Street Lighting Cost Differential

Dear Mr. Bean:

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

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

Total Street Lighting Cost	\$8,679.37
Less Cost from Basic Street Light	<u>\$6,052.15</u>
Total Due	\$2,627.22

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

Sincerely,

Martin Herrera
Senior Project Manager
Transportation & Drainage Operations

PN/file
Attachment



Code No. 6343
6/12/2020

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
6/1/2020	55547

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: Kandy Pfeffer at bkp6@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	
Total	\$400.00



Code No. 6333
6/12/2020

ESITEFUL CORPORATION
14090 FM 2920 Rd, Ste G364
Tomball, TX 77377 US
+1 7135027182
qbo@esiteful.com
www.esiteful.com



INVOICE

BILL TO

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

INVOICE # 6961
DATE 06/01/2020
DUE DATE 06/01/2020
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Annual Web Hosting (7/1/20 - 6/30/21)	1	1,200.00	1,200.00
BALANCE DUE			\$1,200.00



Code No. 6343
6/24/2020

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
6/1/2020	8834

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

Description	Qty	Rate	Amount
Bookkeeping		1,000.00	1,000.00

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



Code No. 6333
6/24/2020

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

May 21, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects

Client/Matter: MEM001-03
Statement Number: 111451
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through May 08, 2020	2,025.00
Expenses and Other Items posted through May 08, 2020	0.00
Total Amount Due:	\$2,025.00

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

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

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



Code: Various see detail
6/12/2020

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

May 21, 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: 111451
Billing Attorney: Jessica Biddle
Holoubek

Projects

Professional Fees

Fees for services posted through May 08, 2020, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
Conrad Saur detention pond Code No. 6320			
04/21/20	Jessica Biddle Holoubek	Review reimbursement report and follow up with auditor	0.50
04/22/20	Jessica Biddle Holoubek	Review audit and development agreement to answer questions regarding reimbursement payments from Scott Bean	0.75
04/28/20	Jessica Biddle Holoubek	Follow up on matters regarding developer reimbursement	0.50
05/05/20	Jessica Biddle Holoubek	Receive and review email correspondence regarding developer reimbursement; review development agreement and follow up regarding the same	0.50
			<i>Total Task Hours:</i> 2.25
			<i>Total Task Amount:</i> \$1,215.00
Detention Basin & W-140 Bridge - [REDACTED] Code 1734			
05/01/20	Jessica Biddle Holoubek	Research Post Closing Agreement and discuss use restrictions with Muhammad All, engineer for the Authority	0.50
			<i>Total Task Hours:</i> 0.50
			<i>Total Task Amount:</i> \$270.00
SBMSA detention Code 1735			
04/28/20	Jessica Biddle Holoubek	Telephone conference with engineers and executive director; follow up regarding the same	0.75
			<i>Total Task Hours:</i> 0.75
			<i>Total Task Amount:</i> \$405.00

W140 Channel Improvements - 1734 Code 1734

04/09/20 Jessica Biddle Holoubek Exchange of emails with Scott Bean regarding reimbursing operating fund for project costs 0.25

Total Task Hours: 0.25

Total Task Amount: \$135.00

Total Fees: \$2,025.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>	
Conrad Saur detention pond	2.25	1,215.00	Code: 6320
Detention Basin & W-140 Bridge - [REDACTED]	0.50	270.00	Code 1734
SBMSA detention	0.75	405.00	Code 1735
W140 Channel Improvements - 1734	0.25	135.00	Code 1734

Total Fees: \$ 2,025.00

Total Expenses and Other Items: \$ 0.00

Total Amount Due: \$ 2,025.00



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.: 5793771931

6/23/2020

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

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

Project No. 1007

Professional Services: from May 16, 2020 to June 19, 2020

Contract Type: Lump Sum

Invoice Number: 014 (1207)

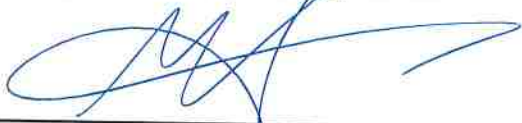
Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Preliminary Engineering	\$347,900	96.38%	\$12,604	\$335,296	\$330,296	\$5,000

Total This Invoice: \$5,000

Billings to Date:

Current	Prior	Total
\$5,000	\$330,296	\$335,296

I certify the above to be true and correct



Muhammad Ali



Code No. 1735
6/24/2020

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



Memorial City Redevelopment Authority/TIRZ 17
 9610 Long Point Rd, Suite 150
 Houston, TX 77055

Invoice number 1209
 Date 06/19/2020

Project 1041 N. GESSNER ROAD - CPS

Professional Services Provided Through June 23, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	224,920.00	37.00	65,226.80	83,220.40	141,699.60	17,993.60
Expenses	1,500.00	36.97	457.07	554.51	945.49	97.44
Water Meter Vault	5,000.00	100.00	4,500.00	5,000.00	0.00	500.00
Total	231,420.00	38.36	70,183.87	88,774.91	142,645.09	18,591.04

Invoice total **18,591.04**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1209	06/19/2020	18,591.04	18,591.04				
	Total	18,591.04	18,591.04	0.00	0.00	0.00	0.00

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. 1732 A
 6/24/2020



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

6/23/2020

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 May 16, 2020 to June 19, 2020
Contract Type: Lump Sum
Invoice Number: 019 - (1208)

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500.0	86.23%	\$99,909	\$625,591	\$599,455	\$26,136.00
Construction Phase Services	\$217,900.0	77.20%	\$49,679	\$168,221	\$164,141	\$4,080.00
Construction Materials Testing (Aviles)	\$488,000.0	66.75%	\$162,258	\$325,742	\$322,817	\$2,925.00
<u>Add Services</u>						
Straw Extension Evaluation & Design	\$95,235.0	18.00%	\$78,093	\$17,142	\$17,142	\$0
Access Road Design	\$83,000.0	100.00%	\$0	\$83,000	\$58,100	\$24,900

Total This Invoice: \$58,041.00

Billings to Date:

	Current	Prior	Total
Construction Mgmt & Inspection	\$26,136	\$599,455	\$625,591
Construction Phase Services	\$4,080	\$164,141	\$168,221
Construction Materials Testing (Aviles)	\$2,925	\$322,817	\$325,742
<u>Add Services</u>			
Straw Extension Evaluation & Design	\$0	\$17,142	\$17,142
Access Road Design	\$24,900	\$58,100	\$83,000

I certify the above to be true and correct


 Muhammad Ali - PE



Code No. 1734
 6/20/2020



June 22, 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. 19

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 19 in the amount of \$145,438.31 for construction services rendered through May 31, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$145,438.31** 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. 19



Code No. 1734
6/24/2020

Estimate No. 19
 Cut off Date 05/31/20
 Estimate Date 06/03/20

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 : 72.24% In Place : 85.74%
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A Current M/SBE : 14.40%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 714
 Approved Extensions : 0
 Total Contract Time : 735
 Days Used to Date : 531
 Days Remaining to Date : 204
 Schedule Update Received : 4/22/2020

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 85.74% Complete
- 2- Material Stored on Site \$0.00
- 3- Material Stored in Place \$0.00
- 4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
- 5- Work Change Directives - In Place \$0.00

Current Month Billing \$153,092.96
\$16,308,058.21

TOTAL EARNINGS TO DATE \$16,308,058.21

B. DEDUCTIONS

- 1- Retainage 5% Of \$16,308,058.21 **\$815,402.91**
- 2- Retainage Release 0% Of \$16,308,058.21 **\$0.00**
- 3- Total Retainage **\$815,402.91**
- 4- Liquidated Damages 0.00 Days @ \$5,000.00 **\$0.00**
- 5- Assessments **\$0.00**
- 6- Inspector Overtime Costs **\$0.00**

TOTAL DEDUCTIONS \$815,402.91

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date
- 2- Total Deductions
- 3- Total Payments Due
- 4- Less Previous Payments
- 5- Restoration Adjustment

\$16,308,058.21
\$815,402.91

\$15,492,655.30
\$15,347,216.99
\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$145,438.31

BALANCE REMAINING \$2,712,261.29

Prepared By Karam Qaddo 6/19/2020
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 6/22/2020
 Muhammad Ali, P.E. Date

Approved By: Scott Bean 6/30/2020
 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

June 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 019 for
May 1-31, 2020 Briar Branch (W-140-01-00)
Channel and Straw Improvements.

Thanks,



Keegan Droxler
Project Manager
Reytec Construction Resources
832-844-8322
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: 019
 PERIOD TO: 5/1/2020
5/31/2020

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

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by owner		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.

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	\$ 16,308,058.21
5. RETAINAGE:	
a. <u>5</u> % of Completed Work	\$ 815,402.91
b. _____ % of Stored Material	_____
Total Retainage (Line 5a + 5b or	
6. TOTAL EARNED LESS RETAINAGE	\$ 815,402.91
(Line 4 less Line 5 Total)	\$ 15,492,655.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 15,347,216.99
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 145,438.31
(Line 3 less Line 6)	\$ 3,527,664.20

INSPECTOR:
 By: _____ Date: _____

CONTRACTOR:
 By: [Signature] Date: 6/3/20

State of: Texas County of: Hamis
 Subscribed and sworn to before me this 3rd day of June
 Notary Public: Eunice Morales
 My Commission expires: 11/11/22

EUNICE MORALES
 Notary Public, State of Texas
 Comm Expires 07-27-2022
 Notary ID 131660479

ARCHITECT'S CERTIFICATE FOR PAYMENT

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 \$ 145,438.31
 (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 _____ 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 April 30, 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. .

Andrew Landry

(Signature of Contractor's Representative)

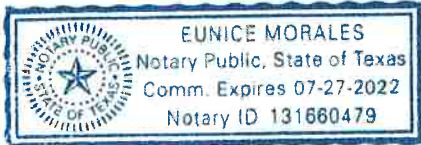
Andrew Landry

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

6/3/2020

Date



Eunice Morales

Notary Public in and for the State of Texas

My Commission Expires: _____

Expiration Date

7/27/22 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

Andrew Landry, 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)

Andrew Landry

(Print or Type Name of Contractor's Representative)

6/3/2020

Date

WBS No. N-T17000-0019-3
 TUR 17 OIP No. T-1734 & T-1734B

Project: Briar Branch (W 140-61-00) Channel & Straw Improvements

Owner:
 Memorial City Redevelopment Authority
 9810 Long Point Road, Ste 150
 Houston, Texas 77055

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

Today's Date: 8/3/2020
 Pay Period: 5/1/20 - 5/31/20
 Pay Estimate No. 010
 Rain Days This Month 4

Item	Item Description	UOM	Est./Unit Quantity	Unit Price	Contract Amount	Previous Quantity	This Month Quantity	To Date Quantity	Year Month Billing	Total Amount Billed	% Complete
General Items											
1.0	Mobilization				3000.00(0.00)						
2.0	Portable Changeable Message Sign	DAY	1	300.00	300.00						
3.0	Removable and Locking Safety Sign	EA	111	100.00	11100.00						
3.1	Project Signs	EA	1	500.00	500.00						
3.2	Placement of Signposts Signs	EA	28	5310.00	148680.00						
3.3	Remove Existing Castings Markings	EA	4	115.00	460.00						
4.0	Traffic Control and Barricade	EA	4	115.00	460.00						
5.0	Install PreCast Concrete Traffic Barrier	LF	100	147.00	14700.00						
6.0	Retainable PreCast Concrete Traffic Barrier	LF	100	147.00	14700.00						
7.0	Remove PreCast Concrete Traffic Barrier	LF	100	147.00	14700.00						
7.1	Remove and Replace Spill Cushions	EA	100	53.00	5300.00						
8.0	Flagman	HR	4	115.00	460.00						
9.0	Tow and Flag Protection	EA	4	115.00	460.00						
10.0	Water Protection Barrier (Water & Oil)	EA	4	115.00	460.00						
11.0	Reinforced Fiber Fabric Barrier	EA	4	115.00	460.00						
12.0	DeepSand Compaction Gas	HR	2000	1.50	3000.00						
13.0	Rock Pile Drive Type 3	LF	344	140.00	48160.00						
14.0	Groundwater Control for Open-Cut Construction	EA	8727	40.00	349080.00						
15.0	Site Restoration	EA	10713	18.00	192834.00						
16.0	Adjust existing manhole frame and cover to new grade	EA	11	13,436.00	147796.00						
17.0	Adjust existing valve box to new grade	EA	8	540.00	4320.00						
18.0	Clearing and Grubbing	AC	4	135,000.00	540,000.00						
19.0	Trench Safety System for Trench/Excavations	LF	10111	18.30	185,031.30						
20.0	Water Main Sealing	AC	4	11,500.00	46,000.00						
21.0	Coating	LF	7455	11.20	83,496.00						
Storm Items											
22.0	Remove and Dispose Manholes all size/diam	EA	1	11,000.00	11,000.00						
23.0	Remove and Dispose Manholes all size/diam	EA	1	11,000.00	11,000.00						
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	10	170.00	1700.00						
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	10	170.00	1700.00						
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	10	170.00	1700.00						
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	10	170.00	1700.00						
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	10	170.00	1700.00						
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	10	170.00	1700.00						
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	10	170.00	1700.00						
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	10	170.00	1700.00						
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	10	170.00	1700.00						
33.0	Plug & Abandon 18-inch Storm Sewer	LF	316	540.00	170,760.00						
34.0	Plug & Abandon 24-inch Storm Sewer	LF	38	540.00	20,520.00						
35.0	Plug & Abandon 30-inch Storm Sewer	LF	8	540.00	4,320.00						
36.0	Check and CCTV Existing Storm Sewer	LF	177	233.30	41,294.10						
37.0	Open 2 manholes for 42 inch diameter and smaller storm sewers	EA	40	18,000.00	720,000.00						
38.0	Open 2 manholes for 48 inch to 72 inch diameter storm sewers	EA	20	14,000.00	280,000.00						
39.0	Manhole Box for Box Sewer w/grate	EA	71	11,400.00	809,400.00						
40.0	Manhole Box for Box Sewer w/grate	EA	39	11,400.00	444,600.00						
41.0	Manhole Inlets for Concrete Box Sewers with 22.5 inch cover	EA	2	1,000.00	2,000.00						
42.0	Stone Gravel Bedrock	EA	8	1,000.00	8,000.00						
43.0	Field Signs and all work associated with installing, erecting, and maintaining them	EA	100	1,000.00	100,000.00						
44.0	18-inch Diameter RCP Storm Sewer by open cut	LF	25	944.00	23,600.00						
45.0	18-inch Diameter RCP Storm Sewer by open cut	LF	25	944.00	23,600.00						
46.0	24-inch Diameter RCP Storm Sewer by open cut	LF	270	1,247.00	336,690.00						
47.0	24-inch Diameter RCP Storm Sewer by open cut	LF	270	1,247.00	336,690.00						
48.0	30-inch Diameter RCP Storm Sewer by open cut	LF	20	1,800.00	36,000.00						
49.0	30-inch Diameter RCP Storm Sewer by open cut	LF	20	1,800.00	36,000.00						
50.0	36-inch Diameter RCP Storm Sewer by open cut	LF	14	2,400.00	33,600.00						
51.0	42-inch Diameter RCP Storm Sewer by open cut	LF	20	2,400.00	48,000.00						
52.0	48-inch Diameter RCP Storm Sewer by open cut	LF	20	2,400.00	48,000.00						
53.0	54-inch Diameter RCP Storm Sewer by open cut	LF	20	2,400.00	48,000.00						

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

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

Owner:
Memorial City Redevelopment Authority
6810 Long Point Road, Ste 150
Houston, Texas 77056

Contractor:
Raytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77066

Today's Date: 6/3/2020
Pay Period: 5/1/20 - 5/31/20
Pay Estimate No. 018
Rain Days This Month 4

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
152 D	Work Change Directives										
152A	Remove 30" RCP & Replace with 34" RCP	LF	100	\$2,000.00	\$2,000.00	0.00	0.00	0.00	\$	\$	0%
152B	Remove 30" RCP & Replace with 30" RCP	LF	60	\$300.00	\$18,000.00	178.00	0.00	178.00	\$	\$	100%
152C	Install 24" RCP	LF	60	\$229.00	\$13,740.00	0.00	60.00	60.00	\$	\$	100%
152D	Adjust 88 Inlet	LF	420	\$119.00	\$50,580.00	420.00	0.00	420.00	\$	\$	100%
152E	Install 6' Concrete Manhole	EA	2	\$7,460.00	\$14,920.00	1.00	1.00	1.00	\$	\$	100%
152F	Manhole at 24" Level	LF	918	\$45.00	\$41,310.00	918.00	0.00	918.00	\$	\$	100%
152H	Remove & Install Wooden Fence	EA	4	\$1,160.00	\$4,640.00	4.00	0.00	4.00	\$	\$	100%
152I	Remove & Install Channel Parapet	LF	140	\$30.00	\$4,200.00	140.00	0.00	140.00	\$	\$	100%
152J	Cleaning and Grubbing	LF	180	\$25.00	\$4,500.00	180.00	0.00	180.00	\$	\$	100%
152K	Topsoil Cover & Flagging	LF	1	\$4,500.00	\$4,500.00	1.00	0.00	1.00	\$	\$	100%
152L	Magnolia Tree Removal at 13015 Larson	EA	1	\$4,500.00	\$4,500.00	1.00	0.00	1.00	\$	\$	100%
152M	Pine Tree Removal at 13015 Larson B	EA	1	\$750.00	\$750.00	1.00	0.00	1.00	\$	\$	100%
152N	Temporary Asphalt Along Long Branch	LF	1	\$1,300.00	\$1,300.00	1.00	0.00	1.00	\$	\$	100%
152O	Change Order 01 - Remove 36-inch RCP, Replace with 34" RCP	LF	1	\$225,162.50	\$225,162.50	0.00	0.00	0.00	\$	\$	0%
						\$2,012,810.00			\$	\$	100%
									\$	\$	0%
						\$118,362.50			\$	\$	0%



6/3/20

Overall Totals \$19,020,319.50
Work Change Directive Budget \$1,000,000.00
Work Change Directive Completed To Date \$169,748.00
Remaining Work Change Directive Budget \$1,797,252.00

\$153,092.96 \$16,308,058.21 86%
Retainage 5% \$ 815,402.91
Sub Total \$15,492,655.30
Less Total Previous Payment \$15,347,216.99
Amount due this Estimate \$145,438.31

Contractor _____ Date _____
Owner _____ Date _____

Reytec Project No. 2203

Deviated Plan

Project Name: 2203: Briar Branch (W140-01-00)Channel & Straws Improvement
 Contract Amount.: \$19,020,319.50
 Work Progress: 86%
 Pay Estimate Number: 19
 Pay Period: 5/1/2020 to 5/31/2020

Overall Goal:

Contracted:	17.75%	\$	3,377,452.93
Current:	14.40%	\$	2,738,055.89
	-3.35%	\$	(639,397.04)

double check Overall Goal

MWSBE Goal:

MBE Goal:

Contracted:	9.85%	\$	1,873,856.37
Current:	6.60%	\$	1,260,839.94
	-3.25%	\$	(613,016.43)

WBE Goal:

Contracted:	7.90%	\$	1,503,596.56
Current:	7.76%	\$	1,477,215.95
	-0.14%		(\$26,380.61)

Individual Goal:

Moran Construction (MBE)

Contracted:	6.00%	\$	1,148,371.87
Current:	2.09%	\$	397,546.47
	-3.91%	\$	(750,825.40)

Access Data (WBE)

Contracted:	7.90%	\$	1,503,596.56
Current:	7.76%	\$	1,477,215.95
	-0.14%	\$	(26,380.61)

Ecung (MBE)

Contracted:	0.35%	\$	67,661.85
Current:	0.07%	\$	15,225.00
	-0.28%	\$	(52,436.85)

Rosales Trucking (MBE)

Contracted:	2.47%	\$	469,873.93
Current:	3.60%	\$	685,274.34
	1.13%	\$	215,400.41

Fabco (MBE)

Contracted:	1.00%	\$	187,949.57
Current:	0.84%	\$	162,794.13
	-0.16%	\$	(25,155.44)

swa

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

Work Order # 13 CIP T-1738A
Date: May 26, 2020
Invoice No: 181317
For Period: April
Project No: RHTS503
Project Manager: James Vick

Project Memorial Drive Drainage and Mobility

WORK PERFORMED:
Approved Additional Design Services for Final Plan.
Professional Services from April 1, 2020 to April 30, 2020

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	20.00	245.00	4,900.00
Associate Principal Bruner, Clayton	5.00	151.50	757.50
Staff Oliver, Robert	126.50	107.03	13,539.30

Total Fee Due This Invoice 19,196.80

Total Due this Invoice \$19,196.80

Total Budget:	\$304,820.00
Prior Billed:	\$285,599.40
Current:	\$19,196.80
Billed to Date:	\$304,796.20
Percent Complete:	99.99%
Remaining Budget:	\$23.80



Code No. 1738A
6/12/2020

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.

swa

WORK ORDER # 18

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: May 24, 2020
Invoice No: 181306
For Period: April
Project No: RHTS901
Project Manager: Michael Robinson

Project W140 Maintenance Access

WORK PERFORMED:

Review Prospective Contractor's Bid Items and Cost; Coordination with Gauge; Report to CIP Committee / Board of Directors.

Professional Services from April 1, 2020 to April 30, 2020

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	5.00	245.00	1,225.00
Associate Principal Robinson, Michael	8.00	164.68	1,317.44

Total Fee Due This Invoice

2,542.44

Total Due this Invoice

\$2,542.44

Authorized Fee:	\$ 53,680.00
Previously Billed:	\$ 36,574.26
Billed to Date:	\$ 39,116.70
Remainder Fee:	\$ 14,563.30



Code No. 1734
6/12/2020

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.

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: June 11, 2020
Invoice No: 181369
For Period: May
Project No: RHTT001
Project Manager: James Vick

Project Work Order #19-Gessner CA

WORK PERFORMED:
Construction Phase Services.

Professional Services from May 1, 2020 to May 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal			
Rentrop, Rhett	4.00	210.00	840.00
Vick, James	4.00	245.00	980.00
Associate Principal			
Bruner, Clayton	.50	156.43	78.22

Total Fee Due This Invoice

1,898.22

Total Due this Invoice

\$1,898.22

Authorized Fee:	\$ 48,370.00
Previously Billed:	\$ 23,655.85
Billed to Date:	\$ 25,554.07
Remainder Fee:	\$ 22,815.93



Code No. 1732A
6/24/2020

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.

swa

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

Work Order # 12 CIP T-1732A/B
Date: June 11, 2020
Invoice No: 181373
For Period: May
Project No: RHTS502
Project Manager: James Vick

Project North Gessner DD CD

WORK PERFORMED:
Finalize Adopt An Esplanade and coordination with HPARD / COH.
Professional Services from May 1, 2020 to May 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	4.00	245.00	980.00
Associate Principal Bruner, Clayton	.50	156.43	78.22

Consultants

Sweeney & Associates, Inc 1,200.00

Total Fee Due This Invoice 2,258.22

Total Due this Invoice \$2,258.22

Total Budget:	\$243,620.00
Prior Billed:	\$241,317.63
Current:	\$2,258.22
Billed to Date:	\$243,575.85
Percent Complete:	100%
Remaining Budget:	\$44.15



Code No. 1732A
6/24/2020

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.



P.O. BOX 1386, HOUSTON, TEXAS 77251-1386 | 713.802.5000 | WWW.TXDOT.GOV

June 3, 2020

Mr. Scott Bean
Administrator
Memorial City Redevelopment Authority
c/o Hawes Hill and Associates, LLP
9610 Long Point Road, #150
Houston, Texas 77055

RE: Harris County
CSJ 0912-72-391
CS: Memorial Drive from East of Tallowood Road to Beltway 8

Dear Mr. Bean:

This letter replaces the funding request letter sent to you dated April 17, 2020.

Bids for the subject project were opened on May 8, 2020. There were 7 bidders. The low bidder was SER Construction Partners, LLC. A copy of the low bid is attached for your reference. Per the terms of the funding agreement between the Texas Department of Transportation (TxDOT) and the Memorial City Redevelopment Authority (Authority), TxDOT agreed to notify the Authority of the amount of funds payable by the Authority to TxDOT for this project.

The project is funded with Federal funds participating in 80 percent of the costs up to a maximum amount of \$13,705,600.00. The Authority is responsible for paying 100 percent of all items in excess of the Federal participation.

The attached cost calculation worksheet details the funding responsibilities for the project. The Authority's share of the funding is **\$10,682,908.81**. The project included several items that were not eligible for Federal reimbursement. A spreadsheet showing how the costs for these items were determined is also attached for your information.

Please consider this letter as your notification that a payment of **\$10,682,908.81** is due and payable to TxDOT, for the Authority's funding participation for this project. This amount is based on the low bid.

We request that you pay this amount at your earliest convenience. We will be unable to award a construction contract to the low bidder for the project if we do not have the Authority's financial participation.

We look forward to the successful completion of this important project.

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Connecting You With Texas*



Code No. 1738A
6/12/2020

An Equal Opportunity Employer

Invoice

HAWES HILL & ASSOCIATES

P.O. Box 22167
Houston TX 77227-2167

LLP



Invoice #: 43016348

Date: 6/4/2020

Bill To:

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

Description

Amount

Professional consulting and administration fee, June 2020

\$8,500.00



Code No. 6340
6/25/2020

Your Order #:

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

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

AGENDA MEMORANDUM

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

7. Consider FY2021 Budget.

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

AGENDA MEMORANDUM

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

8. CIP Committee:
- a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 19, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - b. Project update and recommendations from The Goodman Corporation.
 - c. Project update and recommendations from SWA.
 - i. Consider SWA Work Order No. 20, professional design services for Memorial Road Drainage & Mobility Improvements

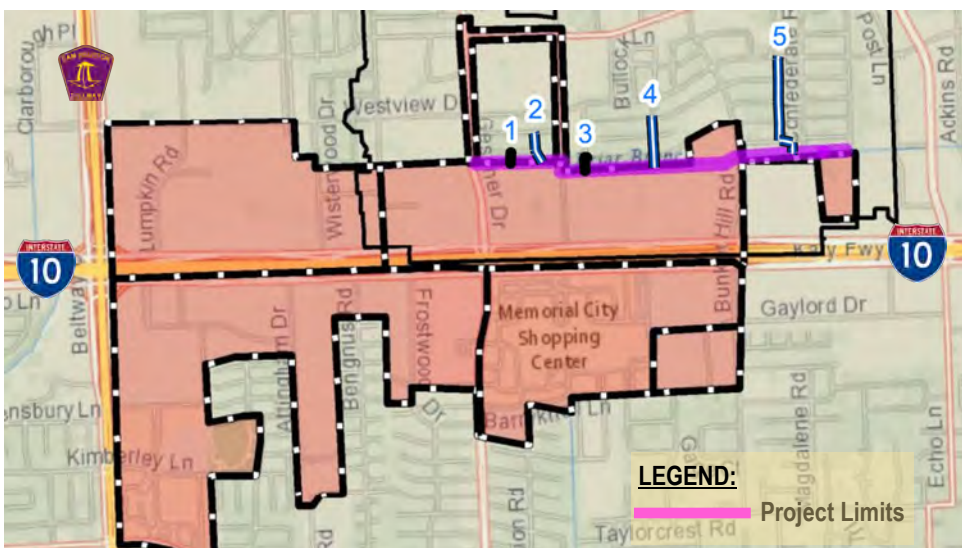
PROGRESS REPORT — JUNE 2020

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

- Work at Long Branch & existing W140-01-05 is complete. Work includes replacing 36" RCP to match original opening size (7-FT x 4-FT) RCB
- Temporary asphalt was removed, excavation completed and RCB was installed.
- Misc restoration & cleanup in progress
- Access Road construction plans approved by City

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 — JUNE 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	\$15,347,216.99
Current Payment (s) Due	\$145,438.31
Contract Completion Date	12/21/2020
Balance Remaining	\$2,712,261.29

PROGRESS PHOTOS



Box Installation—Long Branch & W140-01-05 (Straw 5)



Forming flooring - Long Branch & W140-01-05 (Straw 5)



Forming wing & head walls— Long Branch & W140-01-05 (Straw 5)



Final wing and head wall structure (Straw 5)



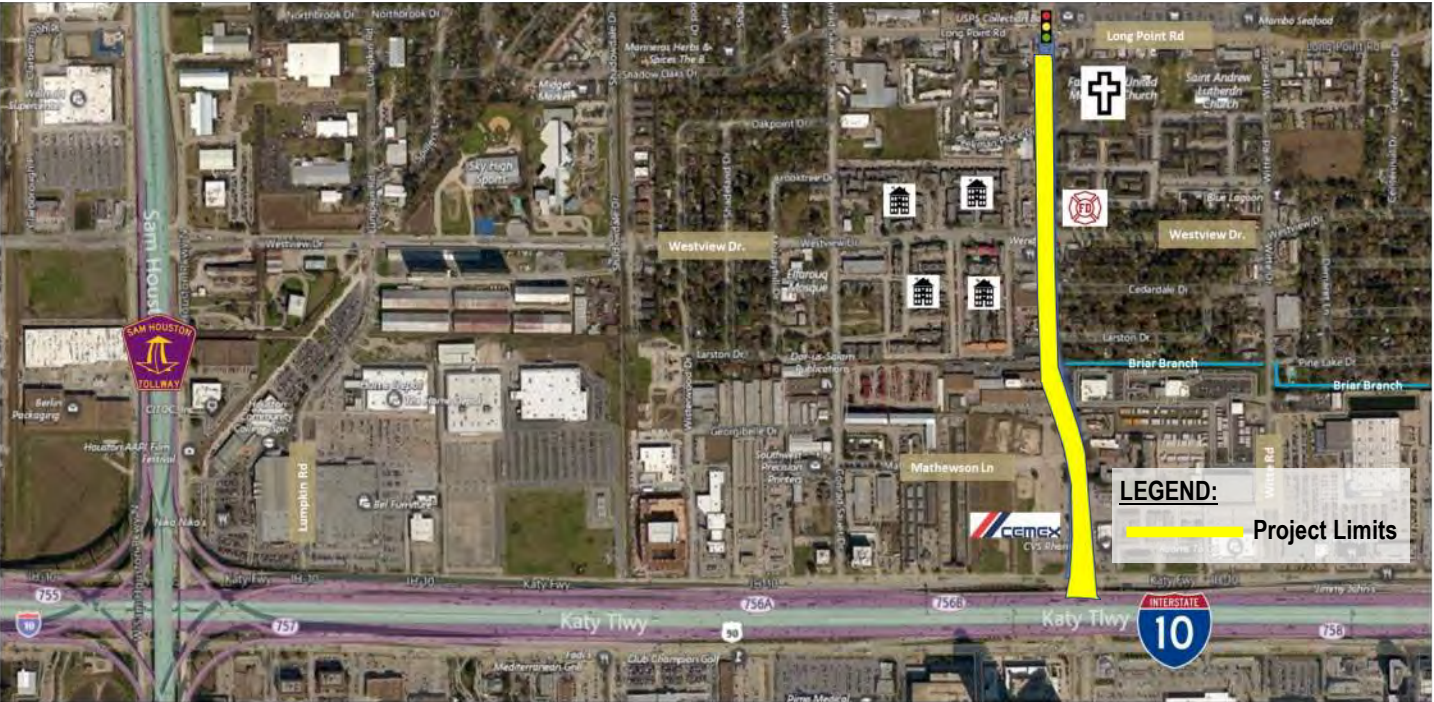
PROGRESS REPORT— JUNE 2020

Gessner Road Improvements

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

PROJECT LOCATION

The Gessner Rd improvement project is approximately 3,200 feet long, from North of Interstate 10 to south of Long Point. This project is located in City Council District A within the TIRZ 17 limits.



PROJECT DESCRIPTION:

Gessner Road is a major thoroughfare that carries approximately 42,000 vehicles per day. The Gessner Road Improvement project is one of the critical capital improvement projects to be undertaken by TIRZ 17, and will provide improved drainage, mobility and quality of life.

TIRZ 17 successfully secured federal funding to partially fund the construction of Gessner Road. Construction bids were received in early July. The lowest bidder was SER Construction Partners, LLC. SER has successfully completed multiple other TIRZ 17 projects including Lumpkin Road and the Town & Country Ln. Roundabout; both also included significant detention enhancements.

The project proposes to improve drainage issues, mobility, access management, traffic operations, and safety within the project limits. To accomplish these objectives will require full roadway reconstruction, additional storm sewer box culverts (up to 10-FT x 5-FT) will be added to supplement the existing box culvert, the aging water lines are approaching their useful service life and will be replaced, wider sidewalks with soft and hardscape amenities, adhering to the TIRZ's adopted Standards, will be added along with theater district street lighting and the traffic signal at Westview will be fully replaced.

Cont. PROGRESS REPORT—JUNE 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.
- Completed most of the demolition of the roadway on the 2 NB lanes up to Long Pt.
- Began forming in preparation for the concrete work
- Work zone is currently on the east side of Gessner Road
- 10-FT x 5-FT RCBs continues north
- Sidewalk other work continues on the west side.

CURRENT TRAFFIC CONTROL CONFIGURATION

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

PROGRESS PHOTOS



Removal of existing pavement on east side of Gessner Road



RCB installation on the east side of Gessner Rd



Forming work for pavement installation on east side.



Installation of water line connections and valves



June 22, 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. 19

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 19 in the amount of \$145,438.31 for construction services rendered through May 31, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$145,438.31** 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. 19

Estimate No. 19
 Cut off Date 05/31/20
 Estimate Date 06/03/20

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 : 72.24% In Place : 85.74%
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A Current M/SBE : 14.40%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 714
 Approved Extensions : 0
 Total Contract Time : 735
 Days Used to Date : 531
 Days Remaining to Date : 204
 Schedule Update Received : 4/22/2020

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 85.74% Complete Current Month Billing \$153,092.96
 2- Material Stored on Site \$0.00 **\$16,308,058.21**
 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 \$16,308,058.21

B. DEDUCTIONS

1- Retainage 5% Of \$16,308,058.21 \$815,402.91
 2- Retainage Release 0% Of \$16,308,058.21 \$0.00
 3- Total Retainage \$815,402.91
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$815,402.91

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$16,308,058.21
 2- Total Deductions \$815,402.91
 3- Total Payments Due **\$15,492,655.30**
 4- Less Previous Payments **\$15,347,216.99**
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$145,438.31
BALANCE REMAINING \$2,712,261.29

Prepared By Karam Qaddo, P.E. 6/19/2020
 Date

Reviewed By Muhammad Ali, P.E. 6/22/2020
 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

June 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 019 for
May 1-31, 2020 Briar Branch (W-140-01-00)
Channel and Straw Improvements.

Thanks,



Keegan Droxler
Project Manager
Reytec Construction Resources
832-844-8322
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: 019

PERIOD TO: 5/1/2020
5/31/2020

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

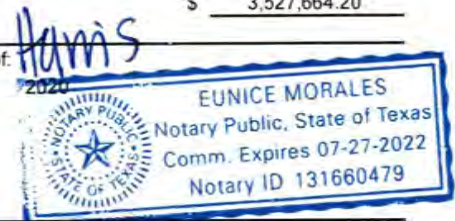
CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by owner		TOTAL		
Approved this Month				
Number	Date			
TOTALS		\$ -		
Net change by Change Orders				

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.....	\$ 16,308,058.21
5. RETAINAGE:	
a. <u>5</u> % of Completed Work	\$ 815,402.91
b. _____ % of Stored Material	_____
Total Retainage (Line 5a + 5b or	\$ 815,402.91
6. TOTAL EARNED LESS RETAINAGE.....	\$ 15,492,655.30
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 15,347,216.99
8. CURRENT PAYMENT DUE.....	\$ 145,438.31
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 3,527,664.20
(Line 3 less Line 6)	

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.

State of: Texas County of: Harris
Subscribed and sworn to before me this 3rd day of June, 2020
Notary Public: Eunice Morales
My Commission expires: 1/1/22



INSPECTOR: _____ Date: _____
By: _____
CONTRACTOR: Andre Santos Date: 6/3/20
By: _____

AMOUNT CERTIFIED..... \$ 145,438.31
(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.

ARCHITECT'S CERTIFICATE FOR PAYMENT

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.

Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$86,683.90 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 April 30, 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. .

Andrew Landry

(Signature of Contractor's Representative)

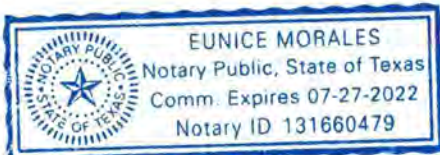
Andrew Landry

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

6/3/2020

Date



Eunice Morales

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

Andrew Landry, 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)

Andrew Landry

(Print or Type Name of Contractor's Representative)

6/3/2020

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

Todays Date: 6/3/2020
Pay Period: 5/1/20 - 5/31/20
Pay Estimate No. 019
Rain Days This Month 4

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
General Items											
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	11.00		11.00	\$ -	\$ 550.00	100%
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	4831.00		4831.00	\$ -	\$ 28,986.00	45%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	11.00		11.00	\$ -	\$ 15,400.00	100%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	9.00		9.00	\$ -	\$ 4,230.00	100%
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	19066.00		19066.00	\$ -	\$ 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	7890.00		7890.00	\$ -	\$ 39,450.00	100%
					\$1,289,875.00				\$ -	\$ 1,159,502.00	90%
Storm Items											
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 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	5.00		5.00	\$ -	\$ 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%
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%

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: 6/3/2020
Pay Period: 5/1/20 - 5/31/20
Pay Estimate No. 019
Rain Days This Month 4

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
54.0	9'X5' RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	80.00		80.00	\$ -	\$ 60,960.00	100%
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	1.50		1.50	\$ -	\$ 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	4.00		4.00	\$ -	\$ 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	17.00		17.00	\$ -	\$ 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				\$ -	\$ 12,660,046.40	97%
Channel & Retaining Wall Items											
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%
Paving Items											
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1038	\$8.00	\$8,304.00	738.23		738.23	\$ -	\$ 5,905.84	71%
85.0	Remove and Dispose of Existing Asphalt Pavement and base, all thickness	SY	7195	\$7.00	\$50,365.00	7228.52		7228.52	\$ -	\$ 50,599.64	100%
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	74.41	29.16	103.57	\$ 174.96	\$ 621.42	53%
88.0	Remove Existing Concrete Curb	LF	4190	\$1.50	\$6,285.00	3033.00		3033.00	\$ -	\$ 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	146.60		146.60	\$ -	\$ 24,922.00	100%
91.0	Lime Stabilized Subgrade 8-inch	SY	9509	\$7.00	\$66,563.00	8277.28		8277.28	\$ -	\$ 57,940.96	87%
92.0	Flexible Base Course/temp driveways Residential up to 12 feet Wide	EA	35	\$350.00	\$12,250.00	35.00		35.00	\$ -	\$ 12,250.00	100%
93.0	Reinforced Concrete Pavement 6" Thick	SY	6391	\$63.00	\$402,633.00	7886.56		7886.56	\$ -	\$ 496,853.28	123%
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	181.00		181.00	\$ -	\$ 1,267.00	86%
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	351.00		351.00	\$ -	\$ 7,020.00	94%
97.0	Concrete Driveways including Excavation 6-inch thick (Res)	SF	0	\$7.00	\$0.00	6934.11		6934.11	\$ -	\$ 48,538.77	#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	2950.00		2950.00	\$ -	\$ 11,800.00	61%
99.0	Concrete Pavement Header	LF	367	\$8.00	\$2,936.00	367.00		367.00	\$ -	\$ 2,936.00	100%
100.0	Curb Ramp	SF	291	\$16.00	\$4,656.00	291.00	160.00	451.00	\$ 2,560.00	\$ 7,216.00	155%
101.0	Sidewalk 4-1/2-inch thick	SF	1512	\$9.00	\$13,608.00	466.82	164.50	631.32	\$ 1,480.50	\$ 5,681.88	42%
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				\$ 4,215.46	\$ 769,005.39	91%
Wastewater Items											
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%

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: 6/3/2020
Pay Period: 5/1/20 - 5/31/20
Pay Estimate No. 019
Rain Days This Month 4

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
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	48.00		48.00	\$ -	\$ 21,600.00	100%
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				\$ -	\$ 150,422.00	61%
	Water Items										
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	51.00		51.00	\$ -	\$ 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	10.00		10.00	\$ -	\$ 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	40.00		40.00	\$ -	\$ 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	2.00		2.00	\$ -	\$ 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				\$ -	\$ 199,360.00	92%
	Pavement Marking Items										
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%
	Extra Unit Prices										
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	1%
140.0	Extra Machine Excavation	CY	50	\$25.00	\$1,250.00	11.00		11.00	\$ -	\$ 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	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	2%
	Cash Allowances										
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	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%

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: 6/3/2020
Pay Period: 5/1/20 - 5/31/20
Pay Estimate No.: 019
Rain Days This Month: 4

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
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 01 - Remove 36-inch RCP, Replace with 7x4 RCB	LS	1	\$225,362.50	\$225,362.50	0.00	0.66	0.66	\$ 148,877.50	\$ 148,877.50	66%
					\$225,362.50				\$ 148,877.50	\$ 148,877.50	66%



6/3/20

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

\$153,092.96 \$16,308,058.21 86%
 Retainage 5% \$ 815,402.91
 Sub Total \$15,492,655.30
 Less Total Previous Payment \$15,347,216.99
 Amount due this Estimate \$145,438.31

Contractor _____ Date _____

Owner _____ Date _____

Reytec Project No. 2203

Deviated Plan

Project Name: 2203: Briar Branch (W140-01-00)Channel & Straws Improvement
Contract Amount.: \$19,020,319.50
Work Progress: 86%
Pay Estimate Number: 19
Pay Period: 5/1/2020 to 5/31/2020

Overall Goal:

Contracted:	17.75%	\$	3,377,452.93
Current:	14.40%	\$	2,738,055.89
	-3.35%	\$	(639,397.04)

double check Overall Goal

MWSBE Goal:

MBE Goal:

Contracted:	9.85%	\$	1,873,856.37
Current:	6.60%	\$	1,260,839.94
	-3.25%	\$	(613,016.43)

WBE Goal:

Contracted:	7.90%	\$	1,503,596.56
Current:	7.76%	\$	1,477,215.95
	-0.14%		(26,380.61)

Individual Goal:

Moran Construction (MBE)

Contracted:	6.00%	\$	1,148,371.87
Current:	2.09%		397,546.47
	-3.91%	\$	(750,825.40)

Access Data (WBE)

Contracted:	7.90%	\$	1,503,596.56
Current:	7.76%	\$	1,477,215.95
	-0.14%	\$	(26,380.61)

Ecung (MBE)

Contracted:	0.35%	\$	67,661.85
Current:	0.07%	\$	15,225.00
	-0.28%	\$	(52,436.85)

Rosales Trucking (MBE)

Contracted:	2.47%	\$	469,873.93
Current:	3.60%	\$	685,274.34
	1.13%	\$	215,400.41

Fabco (MBE)

Contracted:	1.00%	\$	187,949.57
Current:	0.84%	\$	162,794.13
	-0.16%	\$	(25,155.44)

SWA Houston

1245 W 18th Street
Houston, Texas
77008
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 30 June 2020

CURRENT PROJECTS STATUS

1. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)
(SWA WO#13) (PROPOSED WO#20)
 - SWA will be providing construction phase services in coordination with Gauge, Memorial Management District and TXDOT for the proposed 22-month project.
2. 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.
3. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#19)
 - SWA is providing on-going construction in coordination 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.

END OF REPORT

SWA Houston

The Jones on Main
712 Main Street
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

WORK ORDER #20

12 June 2020

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

Subject: Professional Design Services –
Memorial Drive Drainage and Mobility Improvements
Construction Phase Services
(SWA Project RHTt002)

Dear Mr. Bean:

SWA is pleased to propose our professional services for the referenced project. These services are for the project’s construction phase and include attending construction conferences, making periodic site visits, responding to RFIs, processing shop drawings, preparing work-around design sketches and generally assist in advancing the progress of construction and other associated activities as may be required, and as more fully described below (the “Project”). This Agreement is between Memorial City Redevelopment Authority (the “Authority”) and SWA in support of the referenced project located in Houston, Harris County, Texas.

SCOPE OF SERVICES

SWA will perform the following for the Project:

1. Collaborate with TXDOT, Project Construction Contractor, Project Engineer (Gauge), HPARD / Adopt-An-Esplanade Program and Memorial Management District such that SWA services are coordinated with the Contractor’s schedule and construction sequence for the amenity



improvements for the Project;

2. Make periodic visit to the site (up to twenty-five – 25 – visits) to observe the progress of the construction of amenity improvements and its adherence to the design documents for construction;
3. Work with TXDOT, Project Engineer and the Contractor to address design / construction issues that may arise from time to time;
4. Prepare field notes summarizing these site observation visits and provide periodic reports to the Authority;
5. Review and respond to TXDOT / Contractor submittals and RFI's for the amenity (above-ground) improvements – irrigation, planting, pedestrian lighting, hardscapes;
6. Select and tag trees in the local tree nursery;
7. Coordinate with TXDOT and Project Engineer in reviewing, commenting on and approving contractor Pay Request Certificates for the amenity (above-ground) improvements;
8. Prepare punch list for final completion of the amenity improvements (above-ground) at the time of Substantial Completion; and,
9. Make final (one visit) walk-through following contractors completion of all punch list items.

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

SCHEDULE

The project's construction is estimated by the Construction Contractor at twenty-two (22) months. Any material extension of time that requires additional work by SWA may require additional services.

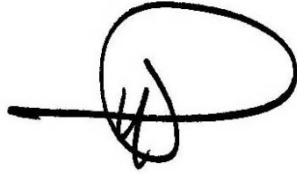
TERMS AND FEES

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

Services described shall be provided on an hourly, not to exceed budget of \$93,450. and be based on SWA's 2019 standard hourly rates. Expenses will be billed in addition to the fee and are included in the not to exceed budget.

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

Sincerely yours,



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

Accepted: Memorial City Redevelopment Authority

By: _____

Title: _____

Date: _____

City of Houston, Texas

By: _____

Name: _____

Title: _____

Date: _____

Proposal copyright ©2019 by SWA Group. No portion of this proposal may be copied or distributed to without the written permission of SWA Group.

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

AGENDA MEMORANDUM

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

9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
10. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney; and reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.