

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



Agenda and Agenda Materials
Meeting of the Board of Directors

July 28, 2020

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

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, July 28, 2020**, at **8:00 a.m.**, via Zoom videoconference at: <https://us02web.zoom.us/j/88316535442?pwd=REd6djBLeFpQL3gxVnpSdzdtb3FSZz09>; or via teleconference at: (346) 248-7799; Meeting ID: **883 1653 5442**; Password: **750522**; 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 June 30, 2020, meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
5. Receive update on FY2020 Budget and Consider FY2021 Budget.
6. Consider letter agreement with Spring Branch Management District and Memorial City Management District for maintenance of W140 access road.
7. CIP Committee:
 - a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 20, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - ii. Consider Task Order for engineering services for Detention Basin C
 - b. Project update from The Goodman Corporation.
 - c. Project update from SWA.
8. 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.
9. 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.
10. 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 June 30, 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**

June 30, 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, June 30, 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, thus constituting a quorum. Also present were Scott Bean, Linda Clayton, Josh Hawes and Leticia Rodriguez, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Pat Hall, ETI Bookkeeping Services; and Virginia Blake, McCall Gibson Swedlund Barfoot PLLC. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; James Rains and Katy Shelton, both of District G; Ben Gillis, Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; Jim Webb, The Goodman Corporation; James Vick, SWA; Jack Valinski, COH; Margaret Dunlap, METRO; Marlene Gafrick; David Tresch; Andria Rondon; Robert Benz; Lois Myers and Bruce Nichols. Chair Givens called the meeting to order at 8:02 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers and Bruce Nichols.

APPROVE MINUTES OF THE MAY 26, 2020, MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the Minutes of the May 26, 2020, Board meeting, as presented.

RECEIVE UPDATED AGREED-UPON PROCEDURES REPORT FOR LIPEX PROPERTIES, LP; AND AUTHORIZE DISBURSEMENT.

Ms. Blake presented the Report on Applying Agreed-Upon Procedures to Design and Related Costs Reimbursable to Lipex Properties, L.P., included in the Board materials. She reported interest was recalculated and the total reimbursable to Lipex Properties, LP as of May 31, 2020 is \$19,266,570.47. She answered questions regarding the interest calculation and reported the previous interest calculation was \$1,842,936.38 and the updated calculation is \$1,727,622.30 for a difference of

\$115,314.08. Upon a motion duly made by Director Rickel, and being seconded by Director Durham, the Board voted unanimously to approve the Amended Report on Applying Agreed-Upon Procedures to Design and Related Costs Reimbursable to Lipex Properties, L.P.

AUTHORIZE PAYMENT TO TxDOT FOR MEMORIAL DRIVE EAST OF TALLOWOOD ROAD TO BW8 PROJECT.

Mr. Webb reported TxDOT received 7 bids for the Memorial Drive East of Tallowood Road to BW8 project and the low bidder was received by SER Construction Partners LLC. He went over the funding cost estimate and reported the Authority is responsible for paying 100% of all items in excess of the Federal funding participation. He reported the Authority's share is \$10,682,908.81. After full discussion by the Board, and upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to authorize payment to TxDOT for the Authority's share for the Memorial Drive East of Tallowood to BW8 project in the amount of \$10,682,908.81.

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

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

CONSIDER FY2021 BUDGET.

Mr. Bean reported the FY2021 Budget is not ready and requested this item be tabled. Chair Givens noted the FY2020 Budget has not been approved by the City and wanted to know when it will be approved. *Jennifer Curley with the City of Houston did not have audio (microphone) capabilities and was not able to respond.*

This item was tabled.

CIP COMMITTEE:

a. Project update and recommendations from Gauge Engineering LLC

Mr. Ali provided an update on the Briar Branch Channel & Straws Improvements project, a copy of the progress report is included in the Board materials. He reported clean-up work is still in progress. He stated a walk-thru will be conducted at the end of October with the City for punch list items to be completed before final completion. He stated the contractor was out to fix the manhole near Ms. Myers' residence and he would conduct a site visit to inspect the manhole to make sure it had been fixed.

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 contractor is currently working on the east side of the road.

Mr. Ali reported TxDOT will be the construction manager for the Memorial Drive East of Tallowood to BW8 project. He stated Gauge has received some of the files from LAN and should be receiving the remaining files in the coming weeks.

i. Consider Pay Application No. 19, Briar Branch Channel and Straw Improvements, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 19, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$145,438.31, included in the Board materials. He reported Gauge Engineering 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. 19, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$145,438.31, as presented.

b. Project update and recommendations from The Goodman Corporation.

Mr. Webb provided an update pursuit of funding opportunities for projects. He reported TGC met with EDA and briefed them on potential projects for an EDA grant and the EDA felt they did not meet the criteria for a grant. No action from the Board was required.

c. Project update and recommendations from SWA.

Mr. Vick provided an update on current projects, a copy of SWA's progress report is included in the Board materials.

i. Consider SWA Work Order No. 20, professional design services for Memorial Road Drainage & Mobility Improvements.

Mr. Vick reviewed SWA Work Order No. 20 for professional design services for the Memorial Drive project in an amount not to exceed \$93,450.00, included in the Board materials. Mr. Bean stated the CIP Committee has reviewed the work order and is recommending for approval. Upon a motion duly made by Director Heins, and being seconded by Director Durham, the Board voted unanimously to approve SWA Work Order No. 20 for professional design services for the Memorial Drive Improvements project in an amount not to exceed \$93,450.00, as presented.

REVISITED – FY2021 BUDGET ITEM.

Ms. Curley telephoned into the meeting and stated she had issues with her audio and was unable to respond earlier regarding the FY2020 Budget. She stated she did not believe the City needed to approve FY2020 Budget since we were currently working on approval of the FY2021 Budget but would check with Ms. Tillotson. Chair Givens stated she would like the City to approve the FY2020 Budget to have it on the record.

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 8:48 a.m.

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

The Board reconvened in Open Session at 9:38 a.m. Upon reconvening, no action was taken.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 9:39 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 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

June 30, 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	2,793,024.18	27,478,590.28	11,360.80	30,282,975.26
Revenue	21,620,730.42	4,570.51	2.04	21,625,302.97
Expenditures	10,955,091.01	10,936,684.84	0.00	21,891,775.85
Ending Balance	13,458,663.59	16,546,475.95	11,362.84	30,016,502.38

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

June 30, 2020

General Operating Fund

BEGINNING BALANCE: **2,793,024.18**

REVENUE:

City of Houston Increment	0.00	
Checking Interest - Wells Fargo	241.84	
Texpool Interest	299.56	
Wells Fargo/TexSTAR (Surplus Funds) Interest	137.73	
Texas Exchange CD Interest	457.64	
Transfer from 2019 CPF	10,936,684.84	
Voided Check(s) 3100	10,682,908.81	

Total Revenue: **21,620,730.42**

DISBURSEMENTS:

Checks Presented At Last Meeting	10,955,091.01	
Checks Written at/after Last Meeting	0.00	
Transferred to DSF	0.00	

Total Expenditures **10,955,091.01**

Ending Balance: **13,458,663.59**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1800	10,684,276.83
TexPool	*0001	0.2165	1,683,882.62
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.2003	840,504.14
Texas Exchange Bank CD	*3601	2.2500	250,000.00
Total			13,458,663.59

Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2020
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Memorial City Redevelopment Authority
Checks Presented
July 28, 2020

Num	Name	Description	Amount
3102	Allen Boone Humphries Robinson LLP	Legal Fee	-1,062.50
3103	City of Houston	Municipal Services Fee FY 2019	-2,256,619.00
3104	City of Houston	Municipal Services Fee FY 2020	-2,256,619.00
3105	Equi-Tax, Inc	Tax Assessor Fee	-400.00
3106	ETI Bookkeeping Services	Bookkeeping Fee	-1,000.00
3107	Hawes Hill & Associates	Professional Consultant	-8,500.00
3108	Masterson Advisors LLC	Financial Advisor Fee	-1,250.00
3109	McCall Gibson Swedund Barfoot PLLC	Auditor Fee - Lipex Properties	-6,850.00
3110	The Goodman Corporation Inc	Engineer Fee	-3,300.00
3111	Allen Boone Humphries Robinson LLP	Legal Fee - Capital Projects	-540.00
3112	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-54,754.74
3113	Reytec Construction Resources, Inc.	Briar Branch Channel & Stars	-29,146.00
3114	SWA Group	Engineer Fee- Capital Projects	-8,130.01
Total			-4,628,171.25

Capital Projects Fund

BEGINNING BALANCE	27,478,590.28
 REVENUE	
TexPool Interest	4,570.51
Voided Check(s)	0.00
 Total Revenue	 4,570.51
 EXPENDITURES	
Checks Presented at Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Transfer to Wells Fargo (GOF)	10,936,684.84
 Total Expenditures	 10,936,684.84
 ENDING BALANCE	 16,546,475.95

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.2165	16,546,475.95
		Total	16,546,475.95

**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	146,393
1734	W-140 Channel Improvements	1,915,443
1735A	Detention Basin A	30,262
1737	MetroNational - Detention / Roads	3,013,459
1738A	Memorial Dr Drain & Mobility 1	10,864,720

Total Less Construction Costs Paid To Date **15,977,919**

Total	16,389,853
Interest Earned	<u>64,053</u>
Total Bank Balance	16,453,906

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, L I C	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		3,013,459.49	27,708,921.97
4/30/2020		TexPool		Interest Earned		11,492.98	27,720,414.95
5/26/2020	3085	Gauge Engineering, LLC	Inv#013 Proj# 1007	1735A Detention Basin A	12,177.00	74,728.60	27,645,686.35
			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	27,569,482.35
			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	27,569,267.85
5/26/2020	3088	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 18	1734 W140 Channel Improvements		86,683.90	27,482,583.95
5/26/2020	3089	SWA Group	Inv# 181078	1732A N Gessner Drainage & Mobility		8,370.54	27,474,213.41
5/26/2020	3090	The Goodman Corporation Inc.	Inv# 4-2020-25	1738A Memorial Dr Drain & Mobility 1		1,926.00	27,472,287.41
5/31/2020		TexPool		Interest Earned		6,303.57	27,478,590.98
6/30/2020	3096	Allen Boone Humphries Robinson LLP	Inv#111451	1734 W140 Channel Improvements	405.00	810.00	27,477,780.98
			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	27,396,148.94
			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	27,250,710.63
6/30/2020	3099	SWA Group	Inv# 181317	1738A Memorial Dr Drain & Mobility 1	19,196.80	25,895.68	27,224,814.95
			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	VOID CHECK					

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

		TexPool		Interest Earned			
6/30/2020						4,570.51	27,229,385.46
7/7/2020	WIRE	Texas Department of Transportation	CSJ:0912-72-391	1738A Memorial Dr Drain & Mobility 1		10,682,908.81	16,546,476.65
7/28/2020	3111	Allen Boone Humphries Robinson LLP	Inv# 112636	1734 W140 Channel Improvements		540.00	16,545,936.65
7/28/2020	3112	Gauge Engineering, LLC	Inv# 015 Proj# 1007	1735A Detention Basin A	4,575.00	54,754.74	16,491,181.91
			Inv# 1221	1732A N Gessner Drainage & Mobility	15,749.40		
			Inv# 020 Proj# 1005	1734 W140 Channel Improvements	34,430.34		
7/28/2020	3113	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 20	1734 W140 Channel Improvements		29,146.00	16,462,035.91
7/28/2020	3114	SWA Group	Inv# 181788	1732A N Gessner Drainage & Mobility	5,142.86	8,130.01	16,453,905.90
			Inv# 181854	1738A Memorial Dr Drain & Mobility 1	2,987.15		

Debt Service Fund

BEGINNING BALANCE	11,360.80
 REVENUE	
TexPool DSF Interest	1.50
Wells Fargo/TexSTAR (2008 DSF) Interest	0.23
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.31
 Total Revenue	 2.04
 EXPENDITURES	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 0.00
 ENDING BALANCE	 11,362.84

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.2042	1,005.81
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.2042	2,092.00
TexPool	*0004	0.2165	8,265.03
Total			11,362.84

Memorial City Redevelopment Authority
Investment Report
June 30, 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	0.2165	1,684,172.31	1.00035	1,683,583.06	299.56	0.00	1,684,471.98	1.00035	1,683,882.62
DSF	TexPool	0.2165	8,266.42	1.00035	8,263.53	1.50	0.00	8,267.92	1.00035	8,265.03
GOF	Wells Fargo/ TexStar	0.2003	850,581.55	1.000253	850,366.41	137.73	(10,000.00)	840,773.10	1.000320	840,504.14
DSF	Wells Fargo/ TexStar DSF	0.2003	1,005.83	1.000253	1,005.58	0.23	(0.00)	1,006.13	1.000320	1,005.81
DSF	Wells Fargo/ TexStar PI Rev	0.2003	2,092.22	1.000253	2,091.69	0.31	(0.00)	2,092.67	1.000320	2,092.00
CPF	TexPool CPF	0.2165	27,488,207.79	1.00035	27,478,590.28	0.00	(10,932,114.33)	16,552,267.22	1.00035	16,546,475.95

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	(457.64)	457.64	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	9,074.71	241.84	10,674,960.28	10,684,276.83

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	10,684,276.83	FDIC	19,337,207	FDIC	10,112,595	10,723,752

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
 June 2020

	June			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	0	0	0	15,116,144	15,911,730	-795,586	15,911,730
8223 · Interest Income	5,709	3,081	2,628	195,118	36,969	158,149	36,969
8930 · Bond Proceeds	0	0	0	32,367,772	58,063,022	-25,695,250	58,063,022
Total 1000 · Income	5,709	3,081	2,628	47,679,034	74,011,721	-26,332,687	74,011,721
Total Income	5,709	3,081	2,628	47,679,034	74,011,721	-26,332,687	74,011,721
Expense							
3335 · Management Consulting Services							
6320 · Legal	1,063	4,167	-3,104	47,682	50,000	-2,318	50,000
6322 · Eng Consultant/General Prof.Svc	3,300	5,000	-1,700	13,380	60,000	-46,620	60,000
6337 · Construction Audit	6,850	0	6,850	10,350	5,000	5,350	5,000
6343 · Other	0	0	0	3,827	0	3,827	0
Total 3335 · Management Consulting Services	11,213	9,167	2,046	75,239	115,000	-39,761	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	795,587	-795,587	0	795,587	-795,587	795,587
6430 · Municipal Services	4,513,238	2,256,619	2,256,619	4,513,238	2,256,619	2,256,619	2,256,619
Total 5650 · Transfers	4,513,238	3,052,206	1,461,032	4,513,238	3,052,206	1,461,032	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	16,985	12,500	4,485	12,500
6340 · Administration Salaries/Benefit	8,500	8,500	0	102,000	102,000	0	102,000
6344 · Bond Svcs/Trustee/FA	1,250	625	625	40,306	7,500	32,806	7,500
6353 · Insurance	0	0	0	961	1,000	-39	1,000
Total 6300 · Administration & Overhead	11,150	10,167	983	181,502	146,500	35,002	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	125,000	-124,650	125,000
1731A · Detention Basin & W-140 Bridge	0	0	0	6,554	0	6,554	0
1732A · N Gessner Drainage & Mobility	20,892	303,000	-282,108	12,492,826	3,636,000	8,856,826	3,636,000
1734 · W140 Channel Improvements	64,116	1,077,745	-1,013,629	9,063,446	12,932,941	-3,869,495	12,932,941
1735A · Detention Basin A	4,575	500,000	-495,425	71,806	6,000,000	-5,928,194	6,000,000
1737 · MetroNational - Detention/Roads	0	0	0	3,013,459	3,050,000	-36,541	3,050,000
1738 · T&C Way Partners, LLC	0	23,667	-23,667	284,950	284,000	950	284,000
1738A · Memorial Dr Drain & Mobility 1	2,987	725,000	-722,013	11,231,555	8,700,000	2,531,555	8,700,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	656	50,000	-49,344	50,000

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

	June			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	60,000	-60,000	60,000
Total 7000 · Capital Expenditure	92,570	2,648,996	-2,556,426	36,176,000	34,837,941	1,338,059	34,837,941
Total Expense	4,628,171	5,720,536	-1,092,365	45,328,779	42,776,540	2,552,239	42,776,540
Net Income	-4,622,462	-5,717,455	1,094,993	2,350,255	31,235,181	-28,884,926	31,235,181

3102

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

July 15, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
Statement Number: 112635
Billing Attorney: Jessica Biddle Holoubek
General

REMITTANCE PAGE

Fees for services posted through July 10, 2020 1,062.50
Expenses and Other Items posted through July 10, 2020 0.00
Total Amount Due: \$1,062.50

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

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

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



Code No. 632C
7/21/2020

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 15, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Loflor
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 110
Houston, TX 77090
Client/Matter: MEM001-01
Statement Number: 112635
Billing Attorney: Jessica Biddle Holoubek

General

Professional Fees

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

Date	Professional	Hours
General		
06/19/20	Carnell Emanuel Review City of Houston council agenda for matters relating to client	0.25
06/30/20	Jessica Biddle Holoubek Attend and follow up from Board of Directors meeting	1.75
07/06/20	Carnell Emanuel Review City of Houston council agenda for matters relating to client	0.25

Total Task Hours: 2.25
Total Task Amount: \$1,062.50
Total Fees: \$1,062.50

TASK FEE BREAKDOWN

	Hours	Amount
General	2.25	1,062.50

Total Fees: \$ 1,062.50
Total Expenses and Other Items: \$ 0.00
Total Amount Due: \$ 1,062.50

Allen Boone Humphries Robinson LLP

July 15, 2020

3103



CITY OF HOUSTON
Mayor's Office of Economic Development

Sylvester Turner

Mayor

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

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

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

From: City of Houston
Economic Development
TIRZ Program

Date: July 11, 2019

Subject: FY2019 Municipal Services Charge

INVOICE

Per your City Council Approved FY2019 Budget, please remit the sum of \$2,256,619 to the City of Houston.

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

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

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

Sincerely,

Gwendolyn Tillotson
City of Houston
Economic Development/TIRZ Program

Code #6430
7.16.2019

↓

3104



CITY OF HOUSTON
Mayor's Office of Economic Development

Sylvester Turner

Mayor

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

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

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

From: City of Houston
Economic Development
TIRZ Program

Date: July 10, 2020

Subject: FY2020 Municipal Services Charge

INVOICE

Per your City Council Approved FY2020 Budget, please remit the sum of \$2,256,619 to the City of Houston.

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

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

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

Sincerely,

Gwendolyn Tillotson
City of Houston
Economic Development/TIRZ Program

Code No. 6430
7/13/2020

3105

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
7/1/2020	55658

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 #6333
7/10/2020

3106

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
7/1/2020	8858

Bill To
TIR7 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
7/10/2020

3107

3107

HAWES HILL & ASSOCIATES
P.O. Box 22167
Houston TX 77227-2167



Invoice #: 4301636C
Date: 7/7/2020

Invoice

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

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



Code No. 634C
07/10/202C

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



Invoice

Client No.: MemCtRA-1902
Invoice No.: 19-328
December 24, 2019
Mr. Drew Masterson

Mr. Scott Bean
Executive Director – Memorial City Redevelopment Authority
Hawes Hill & Associates
9610 Long Point Road, Suite 150
Houston, Texas 77055

Re: Memorial City Redevelopment Authority
\$37,400,000 Tax Increment Contract Revenue and Refunding Bonds, Series 2019

Fees and Expenses Incurred	
IPREO POS/FOS Fee	\$1,250.00
Total	\$1,250.00

Please Remit Payment To:
Masterson Advisors LLC
Attention: Trey Cash
3 Greenway Plaza, Suite 1100G
Houston, Texas 77046

**Please insert invoice number on your check.*



Code # 6344
7/10/2020

Wiring Instructions
Capital One N.A.
7933 Preston Road
Plano, Texas 75024
ABA# 111901014
Masterson Advisors LLC
Account# 3027070727
FCC: Memorial City RA, TX
Tax Inc. Contract Rev. & Ref.
Bonds, Series 2019
Client No.: MemCtRA-1902
Invoice number: 19-328
Attention: Trey Cash

3 Greenway Plaza, Suite 1100, Houston, TX 77046
713-814-0550

3110

3111

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

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

July 15, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
Statement Number: 112636
Billing Attorney: Jessica Biddle Holoubek

Projects

REMITTANCE PAGE

Fees for services posted through July 10, 2020	540.00
Expenses and Other Items posted through July 10, 2020	0.00
Total Amount Due:	\$540.00

Invoice

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

Date	Invoice #
6/30/2020	6-2020-44

Terms	Project
	MCT107

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Continued Funding Pursuit and Interagency Coordination	55,000.00	18%	6.00%	3,300.00

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

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

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



Code: #6322
7/10/2020



Code No. 1734
7/21/2020



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 15, 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.: 5793771931

7/20/2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-03 Statement Number: 112636 Billing Attorney: Jessica Biddle Holoubek

Projects

Professional Fees

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

Table with columns: Date, Professional, Hours. Row: W140 Channel Improvements - 1734, 07/02/20, Jessica Biddle Holoubek, Draft letter agreement among Authority, SBMD and MMD for maintenance of W140 above ground improvements; discuss same with Muhammad Ali, 1.00. Summary: Total Task Hours: 1.00, Total Task Amount: \$540.00, Total Fees: \$540.00

TASK FEE BREAKDOWN

Table with columns: Hours, Amount. Row: W140 Channel Improvements - 1734, 1.00, 540.00

Summary table: Total Fees: \$ 540.00, Total Expenses and Other Items: \$ 0.00, Total Amount Due: \$ 540.00

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 June 20, 2020 to July 17, 2020 Contract Type: Lump Sum Invoice Number: 015 (1219)

Table with columns: Task Name, Contract Amount, Percent Complete, Remaining Contract Amount, Total Invoiced to Date, Previously Invoiced, Current Payment Due. Row: Preliminary Engineering, \$347,900, 97.69%, \$8,029, \$339,871, \$335,296, \$4,575.00

Total This Invoice: \$4,575.00

Table with columns: Billings to Date, Current, Prior, Total. Row: \$4,575, \$335,296, \$339,871

I certify the above to be true and correct

Signature of Muhammad Ali

Muhammad Ali



Code No. 1735 7/21/2020

Gauge Engineering
3200 Wilcrest Dr. Suite 22C
Houston, TX 77042



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

Invoice number 1221
Date 07/21/2020

Project 1041 N. GESSNER ROAD - CPS

Professional Services Provided Through July 17, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	224,920.00	44.00	83,220.40	98,964.80	125,955.20	15,744.40
Expenses	1,500.00	37.97	554.51	569.51	930.49	15.00
Water Meter Vault	5,000.00	100.00	5,000.00	5,000.00	0.00	0.00
Total	231,420.00	45.17	88,774.91	104,534.31	126,885.69	15,759.40

Invoice total **15,759.40**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1221	07/21/2020	15,759.40	15,759.40				
Total		15,759.40	15,759.40	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. 1732A
7/21/2020



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

7/21/2020

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 June 20, 2020 to July 17, 2020**

Contract Type: **Lump Sum**

Invoice Number: **020 - (1220)**

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500.0	89.39%	\$76,943	\$648,557	\$625,591	\$22,966.00
Construction Phase Services	\$217,900.0	78.33%	\$47,214	\$170,686	\$168,221	\$2,464.34
Construction Materials Testing (Aviles)	\$488,000.0	68.59%	\$153,258	\$334,742	\$325,742	\$9,000.00
<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	\$83,000	\$0

Total This Invoice: **\$34,430.34**

Billings to Date:	Current	Prior	Total
Construction Mgmt & Inspection	\$22,966	\$625,591	\$648,557
Construction Phase Services	\$2,464	\$168,221	\$170,686
Construction Materials Testing (Aviles)	\$9,000	\$325,742	\$334,742
<u>Add Services</u>			
Straw Extension Evaluation & Design	\$0	\$17,142	\$17,142
Access Road Design	\$0	\$83,000	\$83,000

I certify the above to be true and correct

Muhammad Ali - PE



Code No. 1734
7/21/2020

3113



July 20, 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. 20

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 20 in the amount of \$29,146.00 for construction services rendered through June 30, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$29,146.00** 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,

Muhammad Ali, P.E.
 Project Manager

Enclosures: Reytec Pay Est. No. 2C



Code No. 1734
 7/21/2020

3200 Wilcrest Drive, Suite 220 • Houston, TX 77042

Estimate No. 20
 Cut off Date 06/30/20
 Estimate Date 07/09/20

**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 : 76.33% In Place : 85.90%
 Date Insurance Exp. : 10/18/2020 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 : 561
 Days Remaining to Date : 174
 Schedule Update Received : 4/22/2020

CONTRACT AMOUNT TO DATE :

- Original Contract Amount
- 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**

- Approved Work Change Directives

No.	Date	Ext.Days	Amount

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

TOTAL CONTRACT AMOUNT (excludes WCDs) \$19,020,318.50

A. EARNINGS TO DATE

- Work Completed to Date 85.90% Complete
- Material Stored on Site \$0.00
- Material Stored in Place \$0.00
- Balance-Materials Accepted Not in Place \$0.00 @ 85%
- Work Change Directives - In Place \$0.00

Current Month Billing **\$30,680.00**
\$16,338,738.21

TOTAL EARNINGS TO DATE \$16,338,738.21

B. DEDUCTIONS

- Retainage 5% Of \$16,338,738.21 **\$816,936.91**
- Retainage Release 0% Of \$16,338,738.21 **\$0.00**
- Total Retainage **\$816,936.91**
- Liquidated Damages 0.00 Days @ \$5,000.00 **\$0.00**
- Assessments **\$0.00**
- Inspector Overtime Costs **\$0.00**

TOTAL DEDUCTIONS \$816,936.91

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date **\$16,338,738.21**
- Total Deductions **\$816,936.91**
- Total Payments Due **\$15,521,801.30**
- Less Previous Payments **\$15,492,655.30**
- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$29,146.00
BALANCE REMAINING \$2,681,581.29

Prepared By Karam Gaddo 7/19/2020
 Karam Gaddo, P.E. Date

Reviewed By Muhammad Ali, P.E. 7/20/2020
 Muhammad Ali, P.E. Date

Approved By Scott Bean
 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

July 9, 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 020 for
June 1-30, 2020 Briar Branch (W-140-01-00)
Channel and Straw Improvements.

Thanks


Keegan Drexler
Project Manager
Reytec Construction Resources
832-844-8322
kdrexler@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: 020
PERIOD TO: 6/1/2020
6/30/2020

FROM (CONTRACTOR): Reytec Construction PROJECT NO: WBS No. N-T17000-0018-3
1901 Hollister Rd. TRZ: 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 accurate.

INSPECTOR
By: _____ Date: _____
CONTRACTOR
By: Keegan Drexler Date: 7/9/20

ARCHITECT'S CERTIFICATE FOR

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

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

1 ORIGINAL CONTRACT SUM	\$ 16,794,957.00
2 Net change by Change Order	\$ 225,362.50
3 CONTRACT SUM TO DATE (Line 1+2)	\$ 17,020,319.50
4 TOTAL COMPLETED & STORED TO DATE	\$ 16,338,738.21

5 RETAINAGE:
a. 5 % of Completed Work \$ 816,936.91
b. _____ % of Stored Material _____

Total Retainage (Line 5a + 5b or _____)
6 TOTAL EARNED LESS RETAINAGE \$ 816,936.91
\$ 15,527,801.33
(Line 4 less Line 5 Total)

7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) _____
8 CURRENT PAYMENT DUE \$ 15,492,656.30
9 BALANCE TO FINISH, PLUS RETAINAGE \$ 23,146.00
(Line 3 less Line 6) \$ 3,495,519.20

State of Texas County of: _____
Subscribed and sworn to before me this 13th day of July, 2020
Notary Public: TERRI HARDIN
My Commission expires 9/28/22



AMOUNT CERTIFIED \$ 29,146.00
(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 \$145,438.31 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 May 31, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof.

[Signature of Andrew Landry]
(Signature of Contractor's Representative)

Andrew Landry
(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:



7/9/2020
Date

[Signature of Terri Hardin]
Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri Hardin
Print or Type Name of Notary Public

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 Andrew Landry]
(Signature of Contractor's Representative)

Andrew Landry
(Print or Type Name of Contractor's Representative)

7/9/2020
Date

Web No. N 17000-0018-1
 TRC 17 CP No. 1 1714 & 1 1748

Project: Bear Branch (0142-01-05) Channel & Sluice Improvements

Owner:
 Municipal Civil Engineering & Survey
 9613 Katy Park Road, Ste 130
 Houston, Texas 77055

Contractor:
 Hensel Construction Resources, Inc.
 1801 84th Street
 Houston, Texas 77058

Todays Date: 7/20/20
 Pay Period: 6/1/2020 - 6/30/2020
 Pay Calendar: Houston
 Run Days This Month: 10

Item	Quantity	Unit	Rate	Amount	Start	End	Run Days	Run Days This Month	Run Days This Month	Run Days This Month
Subcontract										
1.00	1.00	Hour	100.00	100.00						
2.00	1.00	Hour	100.00	100.00						
3.00	1.00	Hour	100.00	100.00						
4.00	1.00	Hour	100.00	100.00						
5.00	1.00	Hour	100.00	100.00						
6.00	1.00	Hour	100.00	100.00						
7.00	1.00	Hour	100.00	100.00						
8.00	1.00	Hour	100.00	100.00						
9.00	1.00	Hour	100.00	100.00						
10.00	1.00	Hour	100.00	100.00						
11.00	1.00	Hour	100.00	100.00						
12.00	1.00	Hour	100.00	100.00						
13.00	1.00	Hour	100.00	100.00						
14.00	1.00	Hour	100.00	100.00						
15.00	1.00	Hour	100.00	100.00						
16.00	1.00	Hour	100.00	100.00						
17.00	1.00	Hour	100.00	100.00						
18.00	1.00	Hour	100.00	100.00						
19.00	1.00	Hour	100.00	100.00						
20.00	1.00	Hour	100.00	100.00						
21.00	1.00	Hour	100.00	100.00						
22.00	1.00	Hour	100.00	100.00						
23.00	1.00	Hour	100.00	100.00						
24.00	1.00	Hour	100.00	100.00						
25.00	1.00	Hour	100.00	100.00						
26.00	1.00	Hour	100.00	100.00						
27.00	1.00	Hour	100.00	100.00						
28.00	1.00	Hour	100.00	100.00						
29.00	1.00	Hour	100.00	100.00						
30.00	1.00	Hour	100.00	100.00						
31.00	1.00	Hour	100.00	100.00						
32.00	1.00	Hour	100.00	100.00						
33.00	1.00	Hour	100.00	100.00						
34.00	1.00	Hour	100.00	100.00						
35.00	1.00	Hour	100.00	100.00						
36.00	1.00	Hour	100.00	100.00						
37.00	1.00	Hour	100.00	100.00						
38.00	1.00	Hour	100.00	100.00						
39.00	1.00	Hour	100.00	100.00						
40.00	1.00	Hour	100.00	100.00						
41.00	1.00	Hour	100.00	100.00						
42.00	1.00	Hour	100.00	100.00						
43.00	1.00	Hour	100.00	100.00						
44.00	1.00	Hour	100.00	100.00						
45.00	1.00	Hour	100.00	100.00						
46.00	1.00	Hour	100.00	100.00						
47.00	1.00	Hour	100.00	100.00						
48.00	1.00	Hour	100.00	100.00						
49.00	1.00	Hour	100.00	100.00						
50.00	1.00	Hour	100.00	100.00						
51.00	1.00	Hour	100.00	100.00						
52.00	1.00	Hour	100.00	100.00						
53.00	1.00	Hour	100.00	100.00						
54.00	1.00	Hour	100.00	100.00						
55.00	1.00	Hour	100.00	100.00						
56.00	1.00	Hour	100.00	100.00						
57.00	1.00	Hour	100.00	100.00						
58.00	1.00	Hour	100.00	100.00						
59.00	1.00	Hour	100.00	100.00						
60.00	1.00	Hour	100.00	100.00						
61.00	1.00	Hour	100.00	100.00						
62.00	1.00	Hour	100.00	100.00						
63.00	1.00	Hour	100.00	100.00						
64.00	1.00	Hour	100.00	100.00						
65.00	1.00	Hour	100.00	100.00						
66.00	1.00	Hour	100.00	100.00						
67.00	1.00	Hour	100.00	100.00						
68.00	1.00	Hour	100.00	100.00						
69.00	1.00	Hour	100.00	100.00						
70.00	1.00	Hour	100.00	100.00						
71.00	1.00	Hour	100.00	100.00						
72.00	1.00	Hour	100.00	100.00						
73.00	1.00	Hour	100.00	100.00						
74.00	1.00	Hour	100.00	100.00						
75.00	1.00	Hour	100.00	100.00						
76.00	1.00	Hour	100.00	100.00						
77.00	1.00	Hour	100.00	100.00						
78.00	1.00	Hour	100.00	100.00						
79.00	1.00	Hour	100.00	100.00						
80.00	1.00	Hour	100.00	100.00						
81.00	1.00	Hour	100.00	100.00						
82.00	1.00	Hour	100.00	100.00						
83.00	1.00	Hour	100.00	100.00						
84.00	1.00	Hour	100.00	100.00						
85.00	1.00	Hour	100.00	100.00						
86.00	1.00	Hour	100.00	100.00						
87.00	1.00	Hour	100.00	100.00						
88.00	1.00	Hour	100.00	100.00						
89.00	1.00	Hour	100.00	100.00						
90.00	1.00	Hour	100.00	100.00						
91.00	1.00	Hour	100.00	100.00						
92.00	1.00	Hour	100.00	100.00						
93.00	1.00	Hour	100.00	100.00						
94.00	1.00	Hour	100.00	100.00						
95.00	1.00	Hour	100.00	100.00						
96.00	1.00	Hour	100.00	100.00						
97.00	1.00	Hour	100.00	100.00						
98.00	1.00	Hour	100.00	100.00						
99.00	1.00	Hour	100.00	100.00						
100.00	1.00	Hour	100.00	100.00						

Web No. N 17000-0018-1
 TRC 17 CP No. 1 1714 & 1 1748

Project: Bear Branch (0142-01-05) Channel & Sluice Improvements

Owner:
 Municipal Civil Engineering & Survey
 9613 Katy Park Road, Ste 130
 Houston, Texas 77055

Contractor:
 Hensel Construction Resources, Inc.
 1801 84th Street
 Houston, Texas 77058

Todays Date: 7/20/20
 Pay Period: 6/1/2020 - 6/30/2020
 Pay Calendar: Houston
 Run Days This Month: 10

Item	Quantity	Unit	Rate	Amount	Start	End	Run Days	Run Days This Month	Run Days This Month	Run Days This Month
Subcontract										
1.00	1.00	Hour	100.00	100.00						
2.00	1.00	Hour	100.00	100.00						
3.00	1.00	Hour	100.00	100.00						
4.00	1.00	Hour	100.00	100.00						
5.00	1.00	Hour	100.00	100.00						
6.00	1.00	Hour	100.00	100.00						
7.00	1.00	Hour	100.00	100.00						
8.00	1.00	Hour	100.00	100.00						
9.00	1.00	Hour	100.00	100.00						
10.00	1.00	Hour	100.00	100.00						
11.00	1.00	Hour	100.00	100.00						
12.00	1.00	Hour	100.00	100.00						
13.00	1.00	Hour	100.00	100.00						
14.00	1.00	Hour	100.00	100.00						
15.00	1.00	Hour	100.00	100.00						
16.00	1.00	Hour	100.00	100.00						
17.00	1.00	Hour	100.00	100.00						
18.00	1.00	Hour	100.00	100.00						
19.00	1.00	Hour	100.00	100.00						
20.00	1.00	Hour	100.00	100.00						
21.00	1.00	Hour	100.00	100.00						
22.00	1.00	Hour	100.00	100.00						
23.00	1.00	Hour	100.00	100.00						
24.00	1.00	Hour	100.00	100.00						
25.00	1.00	Hour	100.00	100.00						
26.00	1.00	Hour	100.00	100.00						
27.00	1.00	Hour	100.00	100.00						

swa

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:	20		
Pay Period:	6/1/2020 to 6/30/2020		
Overall Goal:			
Contracted:	17.75%	\$	3,377,452.93
Current:	14.40%	\$	2,746,988.50
	-3.35%	\$	(630,464.43)
			<i>double-check Overall Goal</i>
MWSBE Goal:			
MBE Goal:		WBE Goal:	
Contracted:	9.85%	\$	1,873,856.37
Current:	6.60%	\$	1,269,772.55
	-3.25%	\$	(604,083.82)
Individual Goal:			
Moran Construction (MBE)		Access Data (WBE)	
Contracted:	6.00%	\$	1,148,371.87
Current:	2.09%	\$	397,546.47
	-3.91%	\$	(750,825.40)
Ecung (MBE)		Rosales Trucking (MBE)	
Contracted:	0.35%	\$	67,661.85
Current:	0.07%	\$	15,225.00
	-0.28%	\$	(52,436.85)
Fabso (MBE)			
Contracted:	1.00%	\$	187,949.57
Current:	0.84%	\$	171,285.74
	-0.16%	\$	(16,663.83)

WORK ORDER # 19
 Date: July 18, 2020
 Invoice No: 181788
 For Period: June
 Project No: RHTT001
 Project Manager: James Vick

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

Project Work Order #19-Gessner CA

WORK PERFORMED:
 Construction Phase Activities.
Professional Services from June 1, 2020 to June 30, 2020

Professional Personnel	Hours	Rate	Amount
Principal			
Rentrop, Rhett	9.00	210.00	1,890.00
Vick, James	12.00	245.00	2,940.00
Associate Principal			
Bruner, Claytor	2.00	156.43	312.86
Total Fee Due This Invoice			5,142.86
Total Due this Invoice			\$5,142.86

Authorized Fee:	\$ 48,370.00
Previously Billed:	\$ 25,554.07
Billed to Date:	\$ 30,696.93
Remainder Fee:	\$ 17,673.07

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.



Code No. 1732A
 7/21/2020

swa

WORK ORDER # 20

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

Date: July 20, 2020
Invoice No: 181854
For Period: June
Project No: RHHT002
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:

Preliminary Construction Activities; TxDOT Coordination; Adcpt-An-Esplanade Coordination.

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

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	9.00	245.00	2,205.00
Associate Principal Bruner, Clayton	5.00	156.43	782.15

Total Fee Due This Invoice 2,987.15

Total Due this Invoice \$2,987.15

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ -
Current	\$ 2,987.15
Remainder Fee:	\$ 90,462.85

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.



Code No. 1738A
7/21/2020

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. Receive update on FY2020 Budget and 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

6. Consider letter agreement with Spring Branch Management District and Memorial City Management District for maintenance of W140 access road.



July 28, 2020

Board of Directors
Spring Branch Management District
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston, Texas 77227
Attn. Mr. David Hawes, Executive Director

Board of Directors
Memorial Management District
c/o Mr. Pat Walters, Executive Director
9821 Katy Freeway, Suite 180
Houston, Texas 77024

Re: Maintenance of W140 Landscaping and Access Improvements between
Gessner Road to Confederate Road.

Dear Boards of Directors:

The TIRZ 17 Redevelopment Authority (aka Memorial City Redevelopment Authority) (the "Authority") has awarded a contract for the construction of certain landscaping, access improvements and embellishments to be located within and on top of the surface of the W140 Channel right-of-way (the "Improvements"), as more fully described in the attached **Exhibit A**. The purpose of this letter agreement is to set forth the parties' agreement regarding maintenance of Improvements.

In consideration for the Authority's design, construction and installation of the Improvements, the Memorial Management District hereby agrees to assume full responsibility, at its sole cost and expense, for the operation, maintenance, repair and replacement of the Improvements to the extent and in the same manner as is required by the City of Houston, Texas (the "City") for other like facilities located within the Municipal Management District's service area, as more fully described in the attached **Exhibit A**. Similarly, in consideration for the Authority's design, construction and installation of the Improvements, the Spring Branch Management District hereby agrees to assume full responsibility, at its sole cost and expense, for the operation, maintenance, repair and replacement of the Improvements to the extent and in the same manner as is

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

required by the City of Houston, Texas (the "City") for other like facilities located within the Spring Branch Management District's service area, as more fully described in the attached **Exhibit A**.

Upon completion of the construction and installation of the Improvements, it is specifically agreed that the Authority shall have no responsibility for the condition or maintenance of the Improvements and that each District shall pay all costs related to the operation, maintenance, and repair of the Improvements. Each District further agrees that it will cause its Maintenance Agreement with the City to be amended to include the Improvements within 30 days of completion of the construction and installation of the Improvements.

If either District fails to maintain or repair the Improvements within their respective boundaries, the Authority or its assigns shall have the right, but not the obligation, in its sole discretion, to alter, reduce, replace or authorize other changes to the Improvements; provided, however, that the Authority shall first notify the applicable District in writing of any Improvements that the Authority believes such District has failed to maintain, repair, or replace, and give such District 60 days to cure any such failure.

If you agree with the above terms and conditions, and agree that this letter agreement is the entire agreement between the parties related to the Improvements, please execute the acknowledgment below and return one fully executed original to the undersigned so that construction and installation of the Improvements may begin.

We look forward to working with you on this project.

Sincerely,

TIRZ 17 REDEVELOPMENT
AUTHORITY (AKA MEMORIAL CITY
REDEVELOPMENT AUTHORITY)

By: _____
Ann Givens
Chair, Board of Directors

The above terms and conditions concerning the maintenance of the Improvements within the W140 right of way are accepted and agreed to this ____ day of _____, 2020.

SPRING BRANCH MANAGEMENT
DISTRICT

By: _____

Name: _____

Title: _____

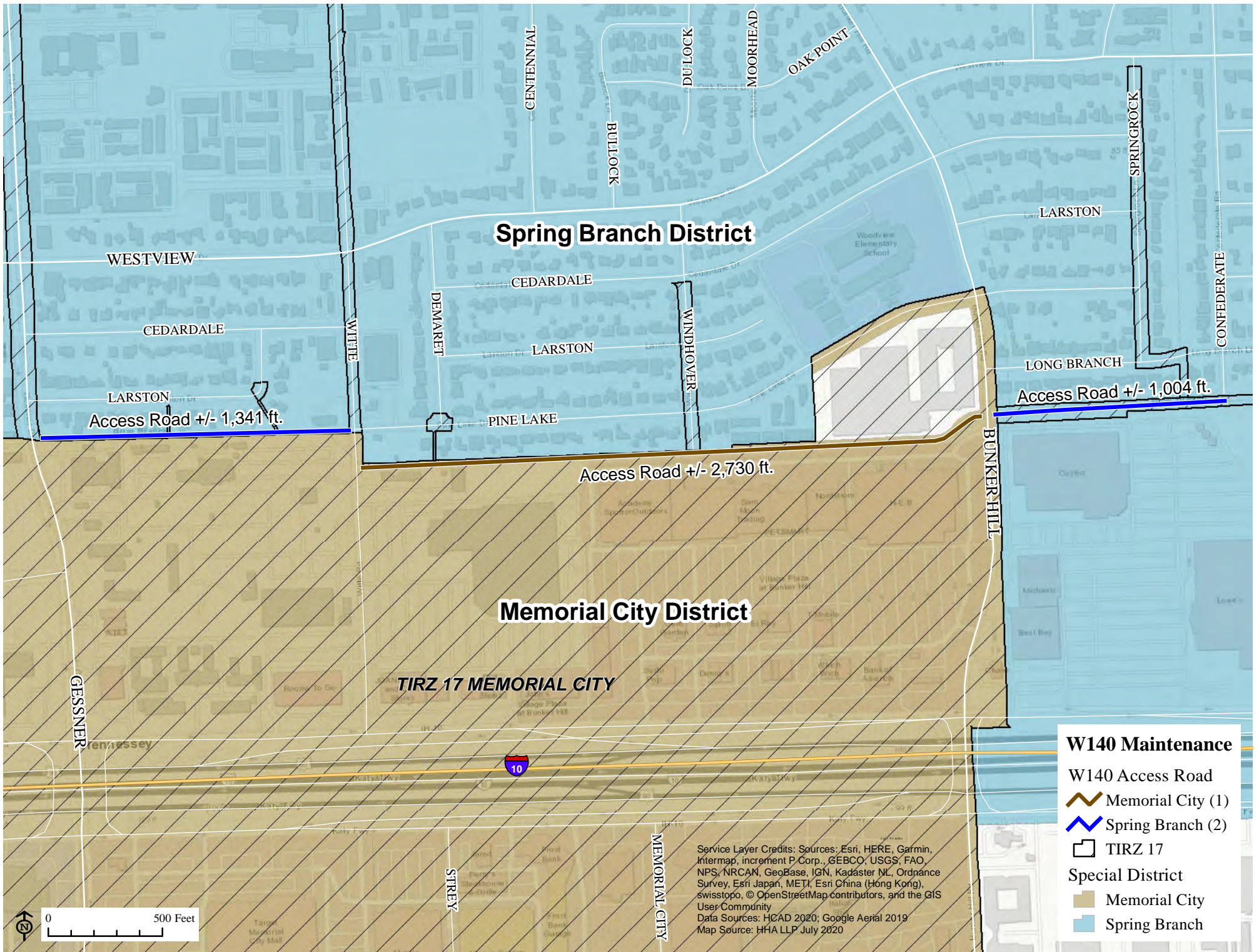
The above terms and conditions concerning the maintenance of the Improvements within the W140 right of way are accepted and agreed to this ____ day of _____, 2020.

MEMORIAL MANAGEMENT DISTRICT

By: _____

Name: _____

Title: _____



Spring Branch District

Memorial City District

TIRZ 17 MEMORIAL CITY

W140 Maintenance

- W140 Access Road
- Memorial City (1)
- Spring Branch (2)

- TIRZ 17
- Special District
- Memorial City
- Spring Branch

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
 Data Sources: HCAD 2020; Google Aerial 2019
 Map Source: HFHA LLP July 2020



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. CIP Committee:
- a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 20, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - ii. Consider Task Order for engineering services for Detention Basin C

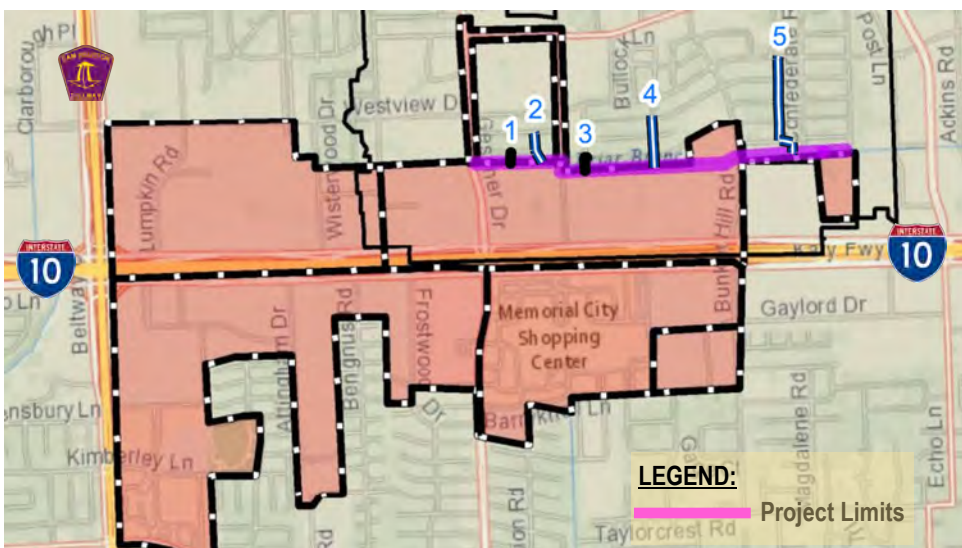
PROGRESS REPORT — JULY 2020

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

- Access Road between Gessner Road and Witte Road has been formed.
- First concrete pour took place near Gessner Road
- Straw 3 has been prepared for inlets replacement.
- Miscellaneous restoration & cleanup in progress

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 — JULY 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	\$15,492,655.30
Current Payment (s) Due	\$29,146.00
Contract Completion Date	12/21/2020
Balance Remaining	\$2,681,581.29

PROGRESS PHOTOS



Preparing Straw 3 for inlets replacement.



Forming of Access Road between Gessner and Witte



Mixing Lime Slurry (Soil Stabilization)



First Concrete Pour of Access Road between Gessner & Witte.



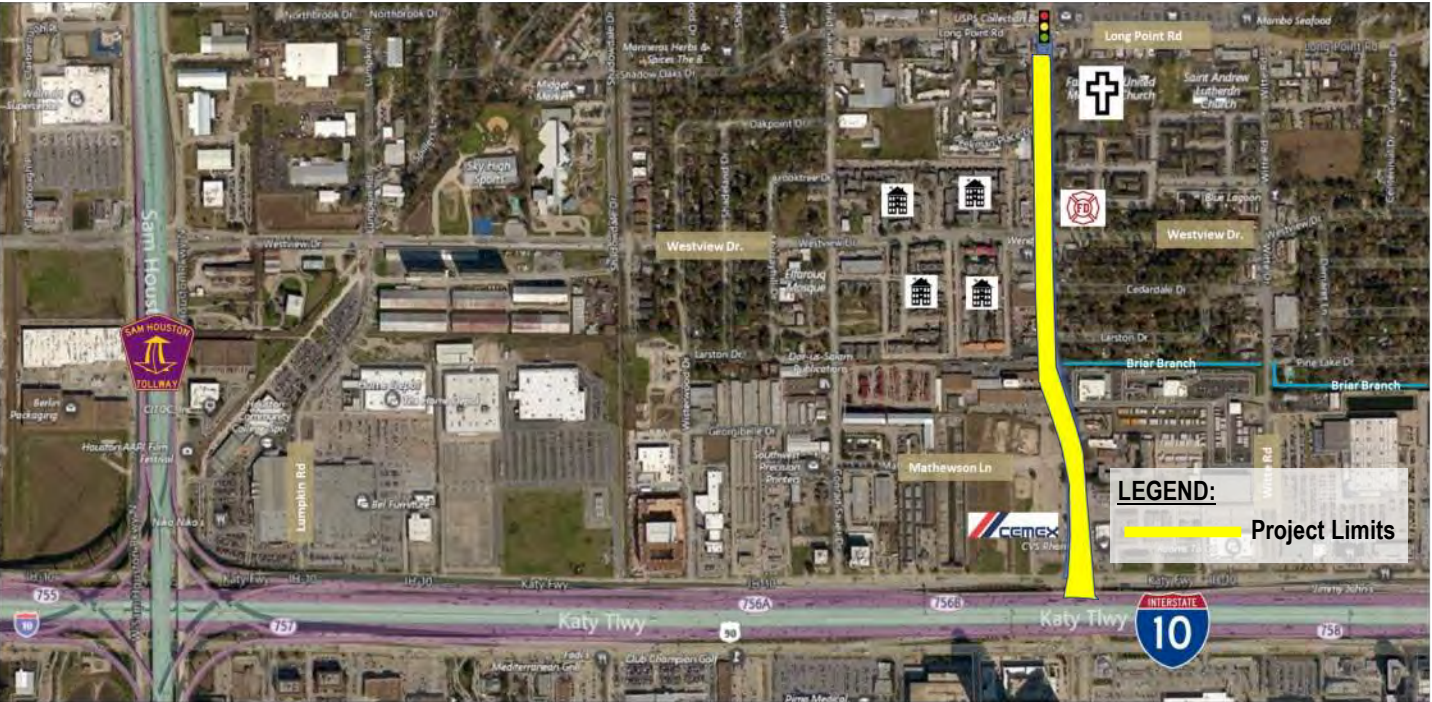
PROGRESS REPORT— JULY 2020

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—JULY 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.
- Work zone is currently on the east side of Gessner Road
- 10-FT x 5-FT RCBs continues north on the east side
- Prepped the subgrade, set forms, and tied rebar in preparation for the concrete work
- Poured concrete on some sections on east side
- 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



Forming work for pavement installation on east side.



RCB installation on the east side of Gessner Rd



Concrete Pour on Northbound Lane 2.



SER workers continue to comply with COVID-19 Guidelines.



July 20, 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. 20

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 20 in the amount of \$29,146.00 for construction services rendered through June 30, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$29,146.00** 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. 20

Estimate No. 20
 Cut off Date 06/30/20
 Estimate Date 07/09/20

**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 : 76.33% In Place : 85.90%
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 714
 Approved Extensions : 0
 Total Contract Time : 735
 Days Used to Date : 561
 Days Remaining to Date : 174
 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 Extentions 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 85.90% Complete Current Month Billing **\$30,680.00**
 2- Material Stored on Site \$0.00 **\$16,338,738.21**
 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 \$16,338,738.21

B. DEDUCTIONS

1- Retainage 5% Of \$16,338,738.21 **\$816,936.91**
 2- Retainage Release 0% Of \$16,338,738.21 **\$0.00**
 3- Total Retainage **\$816,936.91**
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$816,936.91

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$16,338,738.21
 2- Total Deductions \$816,936.91
 3- Total Payments Due **\$15,521,801.30**
 4- Less Previous Payments **\$15,492,655.30**
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$29,146.00
BALANCE REMAINING \$2,681,581.29

Prepared By Karam Qaddo 7/19/2020
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 7/20/2020
 Muhammad Ali, P.E. Date

Approved By: Scott Bean 07/28/2020
 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

July 9, 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 020 for
June 1-30, 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: 020

PERIOD TO: 6/1/2020
6/30/2020

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

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.....	\$ 16,338,738.21

5. RETAINAGE:

a. 5 % of Completed Work \$ 816,936.91
b. _____ % of Stored Material _____

Total Retainage (Line 5a + 5b or

6. TOTAL EARNED LESS RETAINAGE.....	\$ 816,936.91
(Line 4 less Line 5 Total)	\$ 15,521,801.30

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate).....

8. CURRENT PAYMENT DUE.....	\$ 15,492,655.30
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 29,146.00
(Line 3 less Line 6)	\$ 3,498,518.20

State of: Texas

Subscribed and sworn to before me this 13th day of July 2020
Notary Public: Terr Hardin
My Commission expires: 9/28/22



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.

INSPECTOR:
By: _____ Date: _____

CONTRACTOR:
By: [Signature] Date: 7/9/20

ARCHITECT'S CERTIFICATE FOR

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

AMOUNT CERTIFIED..... \$ 29,146.00
(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 \$145,438.31 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 May 31, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

Andrew Landry

(Signature of Contractor's Representative)

Andrew Landry

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:



7/9/2020

Date

Terri Hardin

Notary Public in and for the State of Texas

My Commission Expires:

9/28/22

Expiration Date

Terri Hardin

Print or Type Name of Notary Public

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)

7/9/2020

Date

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

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

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

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

Today's Date: 7/9/2020
Pay Period: 6/1/2020-6/30/2020
Pay Estimate No. 020
Rain Days This Month 7

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										
2.0	Portable Changeable Message Sign	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$	\$ 600,000.00	100%
3.0	Removable and Salvage Existing Sign	Day	176	\$90.00	\$15,840.00	60.00	60.00	60.00	\$	\$ 5,400.00	34%
3.1	Project ID Sign	EA	11	\$50.00	\$550.00	11.00			\$	\$ 550.00	100%
3.2	Placement of Permanent Signs	EA	1	\$650.00	\$650.00	1.00			\$	\$ 650.00	100%
3.3	Remove Existing Pavement Markings	EA	25	\$310.00	\$7,750.00	0.00			\$	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$150.00	\$600.00	0.00			\$	\$ -	0%
5.0	Install PreCast Concrete Traffic Barrier	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$	\$ 52,500.00	75%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00	250.00	250.00	\$	\$ 8,000.00	60%
7.0	Remove PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00	250.00	250.00	\$	\$ 2,000.00	8%
7.1	Remove and Replace Speed Cushions	LF	500	\$12.00	\$6,000.00	250.00	250.00	250.00	\$	\$ 3,000.00	50%
8.0	Flagmen	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$	\$ 9,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$	\$ 50,000.00	100%
10.0	Inlet Protection Barrier (State I & II)	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$	\$ 80,000.00	100%
11.0	Reinforced Filter Fabric Barrier	EA	92	\$60.00	\$5,520.00	90.00	90.00	90.00	\$	\$ 5,400.00	98%
12.0	Stabilized Construction Exit	LF	12000	\$1.50	\$18,000.00	10620.00	10620.00	10620.00	\$	\$ 15,930.00	89%
13.0	Rock Filter Dams-Type 3	SY	144	\$40.00	\$5,760.00	123.00	123.00	123.00	\$	\$ 4,920.00	85%
14.0	Groundwater Control for Open-Cut Construction	LF	35	\$55.00	\$1,925.00	8.00	8.00	8.00	\$	\$ 440.00	23%
15.0	Site Restoration	LF	8727	\$1.00	\$8,727.00	0.00			\$	\$ -	0%
16.0	Adjust existing manhole frame and cover to new grade	LF	10715	\$6.00	\$64,290.00	4831.00	4831.00	4831.00	\$	\$ 28,986.00	45%
17.0	Adjust existing valve box to new grade	EA	11	\$1,400.00	\$15,400.00	11.00		11.00	\$	\$ 15,400.00	100%
18.0	Clearing and Grubbing	EA	9	\$470.00	\$4,230.00	9.00		9.00	\$	\$ 4,230.00	100%
19.0	Trench Safety System for Trench Excavations	AC	8	\$15,000.00	\$119,100.00	7.95		7.95	\$	\$ 119,250.00	100%
20.0	Hydro Mulch Seeding	LF	20783	\$6.00	\$121,098.00	19066.00	19066.00	19066.00	\$	\$ 114,396.00	94%
21.0	Sodding	AC	4	\$1,500.00	\$5,985.00	0.00		0.00	\$	\$ -	0%
		SY	7890	\$5.00	\$39,450.00	7890.00	7890.00	7890.00	\$	\$ 39,450.00	100%
					\$1,289,875.00	Subtotal General Items		\$	\$	\$ 1,159,502.00	90%
Storm Items											
22.0	Remove and Dispose Manholes all sizes/depth										
23.0	Remove and Dispose Inlets all sizes/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$	\$ 4,000.00	133%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	EA	30	\$250.00	\$7,500.00	30.00	30.00	30.00	\$	\$ 7,500.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	35	\$3.00	\$105.00	35.00	35.00	35.00	\$	\$ 105.00	100%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	82	\$4.00	\$328.00	0.00			\$	\$ -	0%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	133	\$6.00	\$798.00	133.00	133.00	133.00	\$	\$ 798.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	301	\$36.00	\$10,836.00	301.00	301.00	301.00	\$	\$ 10,836.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	61	\$40.00	\$2,440.00	61.00	61.00	61.00	\$	\$ 2,440.00	100%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	119	\$45.00	\$5,355.00	158.00	158.00	158.00	\$	\$ 7,110.00	133%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	71	\$70.00	\$4,970.00	71.00	71.00	71.00	\$	\$ 4,970.00	100%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	233	\$40.00	\$9,320.00	212.00	212.00	212.00	\$	\$ 8,480.00	91%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	36	\$60.00	\$2,160.00	36.00	36.00	36.00	\$	\$ 2,160.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	38	\$25.00	\$950.00	38.00	38.00	38.00	\$	\$ 950.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	9	\$35.00	\$315.00	9.00	9.00	9.00	\$	\$ 315.00	100%
36.0	Clean and CCTV Existing Storm Sewer	LF	177	\$38.00	\$6,726.00	154.00	154.00	154.00	\$	\$ 5,852.00	87%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	LF	830	\$11.00	\$9,130.00	230.00	230.00	230.00	\$	\$ 2,530.00	28%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00	19.00	19.00	\$	\$ 98,800.00	76%
39.0	Manhole Riser for Box Sewer w/rim	EA	4	\$8,000.00	\$32,000.00	2.00	2.00	2.00	\$	\$ 16,000.00	50%
40.0	Manhole Riser for Box Sewer w/grate	EA	23	\$2,200.00	\$50,600.00	23.00	23.00	23.00	\$	\$ 50,600.00	100%
41.0	Manhole Risers for Concrete Box Sewers with 50.5 inch cover	EA	39	\$1,400.00	\$54,600.00	23.00	23.00	23.00	\$	\$ 32,200.00	59%
42.0	Extra Depth Manhole	EA	9	\$3,900.00	\$35,100.00	5.00	5.00	5.00	\$	\$ 19,500.00	56%
42.1	Yard Drains and all work associated with modifying, restoring, and extending them	VF	56	\$100.00	\$5,600.00	0.00		0.00	\$	\$ -	0%
43.0	24-inch Diameter RCP Storm Sewer by open cut	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$	\$ -	0%
44.0	30-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00	408.00	408.00	\$	\$ 83,640.00	100%
45.0	36-inch Diameter RCP Storm Sewer by open cut	LF	25	\$560.00	\$14,000.00	37.00	37.00	37.00	\$	\$ 20,720.00	148%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	230	\$242.00	\$55,660.00	190.00	190.00	190.00	\$	\$ 45,980.00	83%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	28	\$640.00	\$17,920.00	37.00	37.00	37.00	\$	\$ 23,680.00	132%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	62.00	62.00	62.00	\$	\$ 55,800.00	248%
49.0	7'x6' RCB Storm Sewer by open cut	LF	15	\$680.00	\$10,200.00	16.00	16.00	16.00	\$	\$ 10,880.00	167%
50.0	7'x7' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00	25.00	25.00	\$	\$ 22,500.00	100%
51.0	8'x4' RCB Storm Sewer by open cut	LF	2342	\$535.00	\$1,252,970.00	2334.00	2334.00	2334.00	\$	\$ 1,248,690.00	100%
52.0	8'x8' RCB Storm Sewer by open cut	LF	3029	\$455.00	\$1,378,195.00	3039.00	3039.00	3039.00	\$	\$ 1,382,745.00	100%
		LF	8387	\$607.00	\$5,090,909.00	8285.20	8285.20	8285.20	\$	\$ 5,029,116.40	99%

WBS No. N-T17000-0018-3
 TR17 CIP No. T-1734 & T-1734B

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

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

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

Today's Date: 7/9/2020
 Pay Period: 6/1/2020-6/30/2020
 Pay Estimate No. 020
 Rain Days This Month 7

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
53.0	9'x4' RCB Storm Sewer by open cut	LF	940	\$644.00	\$605,360.00	920.00		920.00	\$	\$ 592,480.00	98%
54.0	9'x5' RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	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%
Channel & Retaining Wall Items					\$19,017,589.00		Subtotal Storm Items		\$	\$ 12,660,046.40	97%
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			\$	\$ 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%
81.0	Extended Concrete Curb (for Proposed Wingwalls)	EA	1	\$1,800.00	\$1,800.00	1.00		1.00	\$	\$ 1,800.00	100%
82.0	Remove and Dispose Handrail/Guardrail	LF	38	\$180.00	\$6,840.00	0.00		0.00	\$	\$ -	0%
83.0	Remove Conc. Retaining Wall	LF	465	\$9.00	\$4,185.00	695.00		695.00	\$	\$ 6,255.00	149%
83.1	Temporary Special Shoring for Retaining Wall	SY	1500	\$13.00	\$19,500.00	288.41		288.41	\$	\$ 3,749.33	19%
LF			420	\$572.00	\$240,240.00	446.00		446.00	\$	\$ 251,680.00	105%
Paving Items					\$1,002,552.00		Subtotal Channel & Retaining Items		\$	\$ 1,012,813.22	101%
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1038	\$8.00	\$8,304.00	734.23		734.23	\$	\$ 5,905.84	71%
85.0	Remove and Dispose of Existing Asphalt Pavement and base, all thickness	SY	7195	\$7.00	\$50,365.00	7224.52		7224.52	\$	\$ 50,599.84	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	103.57		103.57	\$	\$ 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	2350.00		2350.00	\$	\$ 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	451.00		451.00	\$	\$ 7,216.00	155%
101.0	Sidewalk 4-1/2-inch thick	SF	1512	\$9.00	\$13,608.00	631.32		631.32	\$	\$ 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%
Wastewater Items					\$842,970.00		Subtotal Paving Items		\$	\$ 769,005.39	91%

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 9610 Long Point Road, Ste 150
 Houston, Texas 77055

Contractor:
 Reytec Construction Resources, Inc
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 Houston, Texas 77080

Todays Date: 7/9/2020
 Pay Period: 6/1/2020-6/30/2020
 Pay Estimate No. 020
 Rain Days This Month 7

Item	Item Description	UOM	Est Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	36	\$17.00	\$612.00	0.00		0.00	\$ -	\$ -	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	22	\$15.00	\$330.00	10.00		30.00	\$ -	\$ 450.00	138%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	22	\$37.00	\$814.00	19.00		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	\$ -	\$ 4,283.00	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%
Water Items					\$245,692.00	Subtotal Wastewater Items		\$ -	\$ -	\$ 150,422.00	61%
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%
Pavement Marking Items					\$215,946.00	Subtotal Water Items		\$ -	\$ -	\$ 199,360.00	92%
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%
Extra Unit Prices					\$633.00	Subtotal Pavement Marking Items		\$ -	\$ -	\$ -	0%
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	90	\$25.00	\$2,250.00	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%
Cash Allowances					\$142,250.00	Subtotal Extra Unit Prices		\$ -	\$ -	\$ 3,260.00	2%
147.0	City of Houston Permits	LS	1	\$3,000.00	\$3,000.00	0.00		0.00	\$ -	\$ -	0%
148.0	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	0.67		0.67	\$ -	\$ 2,023.70	67%

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

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

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

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

Today's Date: 7/9/2020
Pay Period: 6/1/2020-6/30/2020
Pay Estimate No. 020
Rain Days This Month 7

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
149.0	HCFC Permit	LS	1			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	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
152.0	Work Change Directives	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$ -	\$ -	0%
152A	Remove 36" RCP & Replace with 5x2 RCB	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$ -	\$ -	0%
152B	Remove 36" RCP & Replace with 36" RCP	LF	170	\$380.00	\$64,600.00	170.00		170.00	\$ -	\$ 64,600.00	100%
152C	Install 24" RCP	LF	60	\$229.00	\$13,740.00	60.00		60.00	\$ -	\$ 13,740.00	100%
152D	Adjust 88 Inlet	LF	420	\$134.00	\$56,280.00	420.00		420.00	\$ -	\$ 56,280.00	100%
152E	Install 8" Diameter Manhole	EA	2	\$2,460.00	\$4,920.00	2.00		2.00	\$ -	\$ 4,920.00	100%
152F	Mill/Surface Asphalt, Including Base Material at Trench	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$ -	\$ 13,400.00	100%
152G	Manhole at 24" Leads	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$ -	\$ 23,175.00	100%
152H	Remove & Install Wooden Fence	EA	1	\$3,260.00	\$3,260.00	1.00		1.00	\$ -	\$ 3,260.00	100%
152I	Remove & Install Chainlink Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$ -	\$ 1,200.00	100%
152J	Clearing and Grubbing	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$ -	\$ 4,900.00	100%
152K	Traffic Control & Flagging	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$ -	\$ 2,500.00	100%
152L	Magnolia Tree Removal at 10015 Larston	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$ -	\$ 4,500.00	100%
152M	Pine Tree Removal at 10023 Larston St	LS	1	\$750.00	\$750.00	1.00		1.00	\$ -	\$ 750.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$ -	\$ 1,300.00	100%
		LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$ -	\$ 8,223.00	100%
152O	Change Order 01 - Remove 36-inch RCP, Replace with 7x4 RCB	LS	1	\$225,362.50	\$225,362.50	0.68		0.68	\$ 30,680.00	\$ 179,567.50	80%
					\$2,097,500.00				\$ -	\$ 204,771.70	10%
									\$ -	\$ 30,680.00	80%
									\$ 30,680.00	\$ 179,567.50	80%



7/9/20

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

\$30,680.00 \$16,338,738.21 86%
Retainage 5% \$ 816,936.91
Sub Total \$15,521,801.30
Less Total Previous Payment \$15,492,655.30
Amount due this Estimate \$29,146.00

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: 20
Pay Period: 6/1/2020 to 6/30/2020

Overall Goal:

Contracted:	17.75%	\$	3,377,452.93
Current:	14.40%	\$	2,746,988.50
	-3.35%	\$	(639,397.04)

double check Overall Goal

MWSBE Goal:

MBE Goal:

Contracted:	9.85%	\$	1,873,856.37
Current:	6.60%	\$	1,269,772.55
	-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%	\$	685,715.34
	1.13%	\$	215,400.41

Fabco (MBE)

Contracted:	1.00%	\$	187,949.57
Current:	0.84%	\$	171,285.74
	-0.16%	\$	(25,155.44)



July 23, 2020

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

Re: Proposal for H&H Analysis and BC Determination for Detention Basin C

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal to evaluate detention alternatives north of IH-10 for the purpose of providing flood damage reduction benefits in the W140-01-00 watershed. This effort will build on previous analysis performed in the watershed and will not duplicate prior efforts. The result of the analysis will be the determination of a benefit/cost estimate.

We propose to perform these services for a Lump Sum amount of \$85,155. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively. We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8801 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek St. John".

Derek St. John, PE, CFM
Principal

Accepted for
Memorial City Redevelopment Authority

Signature

Date

Print

Accepted for
City of Houston

Signature

Date

Print

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

EXHIBIT A
DETENTION BASIN C
ANALYSIS & BC DETERMINATION – SCOPE OF SERVICES

This proposal is to evaluate detention alternatives north of IH-10 for the purpose of providing flood damage reduction benefits in the W140-01-00 watershed. This effort will build on previous analysis performed in the watershed and will not duplicate prior efforts. The result of the analysis will be the determination of a benefit/cost estimate. The details of the scope are as follows:

A. Data Collection:

This effort will include the collection of information for the Conrad Sauer detention basin and pump station, Conrad Sauer, and Mathewson Road. Gauge will meet with City of Houston's Public Works & Engineering (HPW) and maintenance to understand or determine Mathewson pump station configuration and operations including WSEL pump triggers and pump curve information. Coordinate with pump manufacture to confirm pump curve information.

B. Project Coordination Meetings

Throughout the life of the contract, coordination meetings will be scheduled as needed. Coordination meetings will be organized with Mayor's office, Council Member's office, HPW, Harris County Flood Control District (HCFCD), TIRZ 17 Infrastructure Committee, Hawes Hill's team, and Stakeholders throughout the evaluation, given the complexity of the analysis. Coordination with the City's Housing Department will be covered under this task. Documentation of the meetings will be prepared summarizing the meeting discussion topics and action items.

C. Modeling Analysis Update:

The H&H analysis will build on previous modeling efforts and will begin by updating the analysis to include Atlas 14 rainfall. The effort will include the evaluation of 2 inlet scenarios to bring water to the proposed basin from Gessner Road.

- Tie into newly constructed boxes on Gessner - Minimal changes to Gessner Road.
- Modifications to Gessner system to maximize the benefit and effectiveness of the basin.

The modeling evaluation will also evaluate the Mathewson detention basin pump station and explore revisions to the pump station necessary to support the proposed basin. Benefit determination information will be collected as part of the H&H analysis.

D. Evaluation of pump station:

The existing pump station will be evaluated to determine viable options for the proposed basin. This effort will include coordination with pump manufactures to determine options to modify the existing pumps and options to replace or add to the existing pump configuration. A no improvement scenario will be evaluated including determining the drawdown time with the proposed basin. Upgrades to the existing system will be evaluated and a recommendation made.

E. Benefit Determination:

The benefit determination will include determining the number of structures benefited from the proposed project and the number of structures removed from flooding. Benefits to Gessner Road will also be evaluated and quantified. A value of the flood reduction benefits will be quantified using current FEMA damage statistics based on depth of flooding.

F. Easement Determination:

Necessary easements will be clearly identified with property owner's information listed, and appropriate cost estimates will be developed based on HCAD information.

- G. Opinion of Probable Construction Cost:
Develop 2 opinions of probable construction cost, one that includes relocation assistance estimates and another that does not include relocation assistance estimates. The estimates will include cost associated with easements and ROW, pump station modifications, modifications to Gessner road, and modifications to the existing Mathewson Detention Basin.
- H. Supporting Grant Data:
This effort will include determining the portion of the project benefit area that is in the Low to Moderate income zone and coordination with TIRZ grant consultants.
- I. Technical Memorandum Report Preparation:
A Technical Memo Report will be prepared that captures the analysis approach and the results. The report will be prepared in a format that is acceptable to the City of Houston. A draft electronic report will be compiled to include text, model output, exhibits, and appendices for the City's review. A signed and sealed electronic report will be submitted after the comments have been addressed and incorporated as necessary.
- J. Project Management/Project Controls
Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and agencies.
- K. Quality Assurance/Quality Control:
A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.

EXHIBIT B
DETENTION BASIN C
H&H ANALYSIS & BC DETERMINATION - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS		Sr. PROJ MGR	SENIOR HYDROLOGIST	PROJECT ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
H&H ANALYSIS & BC DETERMINATION									
A	Data Collection	8		8	4			20	\$3,480.00
B	Project Coordination Meetings	12	4	16	20			52	\$8,160.00
C	Modeling Analysis Update	16	56	34	16			122	\$19,860.00
D	Evaluation of pump station	18	24	16	12			70	\$11,850.00
E	Benefit Determination	4	16	16	24			60	\$8,820.00
F	Easement Determination			4	6			10	\$1,320.00
G	Opinion of Probable Construction Cost	6	8	16	24			54	\$7,950.00
H	Supporting Grant Data			2	3			5	\$660.00
I	Technical Memorandum Report Preparation	6	16	36	40	20	4	122	\$16,670.00
J	Project Management/Project Controls	8					4	12	\$2,180.00
K	Quality Assurance/Quality Control	10	10					20	\$3,900.00
	<i>Total</i>	88	134	148	149	20	8	547	\$84,850.00
	TOTAL HOURS	88	134	148	149	20	8	547	
	Contract Labor Rate	\$225.00	\$165.00	\$150.00	\$120.00	\$105.00	\$95.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$19,800.00	\$22,110.00	\$22,200.00	\$17,880.00	\$2,100.00	\$760.00		\$84,850.00

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction	1	LS	\$250.00	\$250.00
2 Mileage	100	MILE	\$0.55	\$55.00
TOTAL REIMBURSABLE EXPENSES				\$305.00

FEASIBILITY TOTAL	
Basic Services	\$84,850.00
Expenses	\$305.00

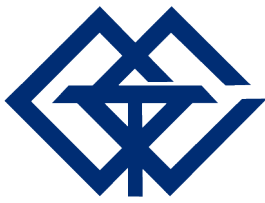
PROJECT TOTAL	\$85,155.00
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MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

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

7. b. Project update from The Goodman Corporation.



THE GOODMAN CORPORATION

TBPE NO. F-19990

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

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

PHONE: (713) 951-7951

PROGRESS REPORT

THEGOODMANCORP.COM

To: Scott Bean
From: Jim Webb
Date: July 1, 2020
Re: Continued Funding Pursuit and Coordination (MCT107) – June 2020

Task	Previous % Complete	Current % Complete
1 – Continued Funding Pursuit and Coordination	18%	24%

Comments:

- Attended CIP Committee.
- Coordinated TxDOT payment for Memorial Drive Project.
- Attended Memorial City Board of Directors meeting.
- Assembled materials for a consultative review with the EDA related to potential funding for CIP projects.

During the month of June, TGC staff attended the H-GAC Transportation Policy Council (TPC), the Transportation Improvement Plan (TIP) Subcommittee, Regional Transportation Plan Subcommittee, and the Transportation Advisory Committee.

Houston-Galveston Area Council Transportation Policy Council on Friday voted unanimously to develop a Memorandum of Understanding for the future coordination of the region's North Houston Highway Improvement Project.

As well as moving forward with the development of the MOU, the policy council will form a committee to work with several governmental entities and to include private entities in the process.

The TPC voted to approved the 2021-2024 Transportation Improvement Program (TIP) to include the addition of \$125M in TxDOT Gap Projects, adding \$20.7M to the City of Baytown's Garth Road Extension, and the programming of \$40M in Category 7 funds to complete the City of Houston's Shepherd-Durham Corridor Improvement project in fiscal year 2021. The approved draft can be found at <http://www.h-gac.com/transportation-improvement-program/2021-2024.aspx>.

The policy council voted unanimously to approve a Texas Department of Transportation/Metropolitan Planning Organization self-certification of the regional transportation planning process and other certifications including procurement, lobbying and debarment.

CARES Act and COVID-19 Response

Congress continues to debate the reauthorization of the FAST Act as well as the inclusion of a stimulus component for infrastructure. Several bills have been proposed in recent weeks and it is anticipated that action may be taken on a bill in July / August.

Other Current Funding Opportunities

A non-exhaustive list of available discretionary funding opportunities related to infrastructure include:

Texas General Land Office (GLO)

The GLO has launched mitigation funding competitions. The GLO has specified that many governmental entities can apply for these funds. Guidance clarification can be found at <https://recovery.texas.gov/files/resources/mitigation/mit-competition-faq.pdf> and other information regarding this opportunity is posted here: <https://recovery.texas.gov/mitigation/competitions.html>.

The GLO is evaluating whether or not TIRZ will be considered as an eligible recipient.

Examples of projects, whose proposed cost is between \$3M and \$10M, include:

- Flood control and drainage improvements
- Infrastructure improvements
- Green infrastructure
- Public facilities
- buyouts

H-GAC Region Grants

- Recent guidance provided to the Transportation Policy Council indicates the next Call for Projects occurring in early 2021. This information is likely to change.
- The H-GAC Local Development Corporation has postponed their Community Enhancement grant process in response to COVID-19. <http://www.hgaldc.com/community-grants.aspx>

Downtown Revitalization and Main Street Programs administered by the Texas Department of Agriculture:

This annual opportunity is targeted towards municipalities are classified as non-entitlement communities throughout the State of Texas. The program typically becomes available in April but has been postponed due to COVID-19.

[https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/CDBGResources/Applications/DRPMS.aspx](https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/CDBGResources/Applications/DRPMS.aspx)

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. c. Project update from SWA.

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: 28 July 2020

CURRENT PROJECTS STATUS

1. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)
(SWA WO#13/#20)
 - SWA is providing construction phase services in coordination with Gauge, TXDOT and Memorial Management District 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 coordinating on-going construction with Gauge Engineering, TXDOT, METRO, CenterPoint as well as with the partnering management districts (Memorial Management and Spring Branch Management Districts) and key property owners and other agencies.

END OF REPORT

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. 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.
9. 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.