

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



Agenda and Agenda Materials
Meeting of the Board of Directors

August 27, 2024

**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, August 27, 2024, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 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. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. 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 from July 9, 2024, meeting.
4. Authorize annual developer payment in accordance with the terms of Lipex Development Agreement.
5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; ratify invoices paid in July.
6. CIP Committee update and recommendations:
 - a. CIP Committee appointments.
 - b. Receive update and recommendations from Gauge Engineering, LLC.
 - i. Receive bid tabulations and recommendation for W-140 Detention Basin Deepening; award of contract; and authorize execution of contract.
 - ii. Consider Gauge Task Order for construction management, inspection, materials testing and construction phase services for W-140 Detention Basin Deepening.
 - c. Receive update and recommendations from The Goodman Corporation.
 - i. Consider Task Order for ongoing for pursuit of funding opportunities services for 2 years.
 - ii. Consider Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.
7. Convene in Executive Session pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations; pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
8. Reconvene in Open Session and authorize appropriate actions regarding to economic development negotiations; the purchase, exchange, lease or value of real property; and consultation with attorney
9. Adjourn.



Executive Director for Authority

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 from July 9, 2024, 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**

July 9, 2024

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 at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, July 9, 2024, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, with the exception of Directors Hodges, Freels and Moody III, thus constituting a quorum. Also present were Linda Clayton, Hawes Hill & Associates, LLP; and Sanjay Bapat, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Brandon Walwyn, COH - Economic Development Dept.; Ben Gillis, Gabrielle Luevano and Hannah Kelley, Memorial Management District; Gerardo Barrera, City of Bunker Hill; Derek St. John, Gauge Engineering; Lois Myers; and Steven Chiara. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Steven Chiara and Lois Myers.

APPROVE MINUTES FROM APRIL 23, 2024, MEETING.

Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the April 23, 2024, Board meeting, as presented.

CONSIDER BURTON ACCOUNTING PLLC ENGAGEMENT FOR AUP AUDIT SERVICES FOR FY2024 AND FY2025.

Ms. Clayton reviewed the Agreed Upon Procedures Engagement with Burton Accounting PLLC for FY2024 and FY2025 Audit services. She reported McCall Gibson prepares the Audit and Burton Accounting will review and provided an Agreed-Upon Procedures Report. She reported this satisfies the required two-prong process by the City and no management letter indicating a material weakness. She reported the fees for each fiscal year range from \$2,500 to \$3,000. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the engagement of Burton Accounting PLLC for FY2024 and FY2025 AUP Audit Services, as presented.

RECEIVE UPDATE ON DEVELOPMENT AGREEMENT WITH LIPEX PROPERTIES LP.

Ms. Clayton reported the TIRZ can afford to pay the balanced owed Lipex Properties, LLP under the Development Agreement; however, the TIRZ is currently making 5% interest on its funds and only paying 4% interest on funds owed to Lipex. No action was taken by the Board.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF PAYMENT OF INVOICES, REVIEW OF INVESTMENTS, AND PROJECT CASH FLOW REPORTS; AND RATIFY PAYMENT OF INVOICES IN MAY.

Ms. Clayton reviewed the Bookkeeper's Report, current invoices for payment, and invoices paid in May and June, included in the board materials. Upon a motion made by Director Rickel, and seconded by Director Iversen, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of current invoices; and ratified payment of invoices in May and June, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update and recommendations from Gauge Engineering LLC.

Mr. St. John reported he assessed the area after Hurricane Beryl, including the access ramp at W140 Detention. He reported the ramp is functioning as designed and reported he didn't see evidence of any buildings flooding. He provided an update on the sports complex detention project. He reported the City has provided a proposal to SBISD for the purchase of the easement needed for the project and we haven't heard back from SBISD.

i. W-140 Detention Basin Deepening; discuss advertising for bids and consider authorizing CIP Committee to review bid tabulations; and award of contract.

Mr. St. John due to receiving federal funding for the W-140 Detention Basin Deepening project, the EPA is currently reviewing the project manual to ensure all documents are included. He reported we cannot advertise for bids until the EPA has concluded reviewing. Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to authorize advertising the project for bids upon the EPA's final review of the project manual.

b. Receive update and recommendations from The Goodman Corporation.

Goodman Corporation's progress reports are included in the Board materials for review.

i. Consider Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.

Ms. Clayton reported the Interlocal Agreement is not ready. This item was tabled.

c. Receive and Approve FY2025 Budget.

Ms. Clayton reported the CIP Committee reviewed the proposed FY2025 Budget, included in the Board materials. She provided information on the City's process for budgets before it will be placed on Council Agenda for approval. She reported the City held meetings last week with Board Chairs and Administrators to provide an overview of the new administration's priorities, including sidewalks and public facilities. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the FY2025 Budget.

ADJOURN.

There being no further business to come before the Board, Chairwoman Givens adjourned the meeting at 8:31 a.m.

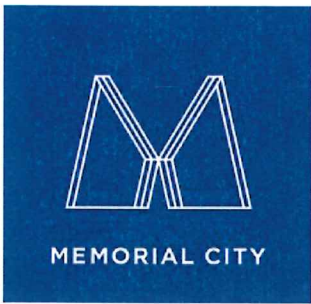
Secretary

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. Authorize annual developer payment in accordance with the terms of Lipex Development Agreement.



METRONATIONAL

945 BUNKER HILL RD
SUITE 400
HOUSTON, TEXAS 77024

MAIN
713.973.6400

METRONATIONAL.COM
MEMORIALCITY.COM

August 16, 2024

Mr. Scott Bean, Executive Director
TIRZ 17 Memorial City Redevelopment Authority
PO Box 22167
Houston, TX 77055

Subject: Invoice – Conrad Sauer Detention Pond/Mathewson Lane

Dear Mr. Bean:

Attached is the invoice for the Conrad Sauer Detention Pond/Mathewson Lane Project based on the monthly closing statement.

Principal balance, plus interest, as of August 31, 2024	\$ 6,167,839.63
Principal Payment Due (September 1, 2024)	\$ 2,294,902.93
Accrued Interest: February 1, 2022 – August 31, 2024	\$ 718,556.56
TOTAL Due September 1, 2024	\$ 3,013,459.49
Remaining principal balance due following this payment, excluding interest:	\$ 3,154,380.14

Please call if you have any questions at 713-973-3513.

Sincerely,

Greg Nelson
Chief Financial Officer
MetroNational

Code: Expenditure MetroNational
-Detention

Attachment: Monthly Closing Statement

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 financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; ratify invoices paid in July.

Memorial City Redevelopment Authority / TIRZ No. 17
Cash Management Report
 July 31, 2024

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, 2025

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	25,054,939.04	0.00	438,593.49	25,493,532.53
Revenue	10,346,861.48	0.00	7,330,863.53	17,677,725.01
Expenditures	2,085,683.55	0.00	0.00	2,085,683.55
Ending Balance	33,316,116.97	0.00	7,769,457.02	41,085,573.99

NOTES:

Debt Service Payments due in Fiscal Year End 2025:

Date	Series	Principal	Interest	Total
9/1/2024	2016R	3,125,000.00	122,910.00	3,247,910.00
9/1/2024	2019	2,970,000.00	569,875.00	3,539,875.00
3/1/2025	2016R		85,253.75	85,253.75
3/1/2025	2019		495,625.00	495,625.00
			Total FYE 2024	7,368,663.75

General Operating Fund

BEGINNING BALANCE: **25,054,939.04**

REVENUE:

City of Houston Increment	10,195,232.14	
Checking Interest - Wells Fargo	1,375.65	
Texpool Interest	103,853.22	
Wells Fargo/TexSTAR (Surplus Funds) Interest	46,400.47	
Voided Check(s)	0.00	

Total Revenue: **10,346,861.48**

DISBURSEMENTS:

Checks Presented At Last Meeting	2,085,608.71	
Checks Written at/after Last Meeting	0.00	
Bank Fees	74.84	

Total Expenditures **2,085,683.55**

Ending Balance: **33,316,116.97**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	22,132.17
TexPool	*0001	5.3173	22,964,968.32
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	5.3131	10,329,016.48
Total			33,316,116.97

Memorial City Redevelopment Authority
Checks Presented
August 27, 2024

Num	Name	Description	Amount
3553	Allen Boone Humphries Robinson LLP	Legal Fees	-1,020.00
3554	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3555	eSiteful, Inc.	Web Hosting	-30.00
3556	VOID	VOID	0.00
3557	Hawes Hill & Associates	Professional Consultant	-10,000.00
3558	VOID	VOID	0.00
3559	Gauge Engineering, LLC	Engineering	-2,250.00
3560	Gauge Engineering, LLC	Engineering - Capital Projects	-11,945.80
3561	The Goodman Corporation Inc	Consultant Fee	-1,750.00
3562	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-4,170.52
3563	ETI Bookkeeping Services	Bookkeeping Fee	-1,937.78
Total			-33,504.10

Debt Service Fund

BEGINNING BALANCE	438,593.49
 REVENUE	
COH Increment	7,295,961.29
TexPool DSF Interest	16.12
Wells Fargo/TexSTAR (2008 DSF) Interest	33,254.15
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1,631.97
 Total Revenue	 7,330,863.53
 EXPENDITURES	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 0.00
 ENDING BALANCE	 7,769,457.02

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	5.3131	7,402,564.44
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	5.3131	363,288.66
TexPool	*0004	5.3173	3,603.92
	Total		7,769,457.02

Memorial City Redevelopment Authority
Investment Report
July 31, 2024

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	5.3173	24,959,118.21	0.99992	24,961,115.10	103,853.22	(2,100,000.00)	22,965,197.97	1.00001	22,964,968.32
DSF	TexPool	5.3173	3,587.51	0.99992	3,587.80	16.12	(0.00)	3,603.96	1.00001	3,603.92
GOF	Wells Fargo/ TexStar	5.3131	87,378.54	0.999939	87,383.87	46,400.47	10,195,232.14	10,329,625.89	1.000059	10,329,016.48
DSF	Wells Fargo/ TexStar DSF	5.3131	73,344.53	0.999939	73,349.00	33,254.15	7,295,961.29	7,403,001.19	1.000059	7,402,564.44
DSF	Wells Fargo/ TexStar PI Rev	5.3131	361,634.63	0.999939	361,656.69	1,631.97	(0.00)	363,310.09	1.000059	363,288.66

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	1.08	6/8/2015	6,440.07	1,375.65	14,316.45	22,132.17

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	22,132.17	BNYM	250,000	FDIC	250,000	250,000

Certification:
The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	4/23/2024	10/15/2022

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
July 2024

	July			Year to Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,537,574	1,599,500	-61,926	1,537,574	1,599,500	-61,926	19,194,002
8223 · Interest Income	186,532	65,354	121,178	186,532	65,354	121,178	784,246
Total 1000 · Income	1,724,106	1,664,854	59,252	1,724,106	1,664,854	59,252	19,978,248
6-4350 · Grants	0	368,333	-368,333	0	368,333	-368,333	4,420,000
Total Income	1,724,106	2,033,187	-309,081	1,724,106	2,033,187	-309,081	24,398,248
Expense							
3335 · Management Consulting Services							
6320 · Legal	1,020	4,167	-3,147	1,020	4,167	-3,147	50,000
6322 · Eng Consultant/General Prof.Svc	4,000	5,000	-1,000	4,000	5,000	-1,000	60,000
6337 · Construction Audit	0	417	-417	0	417	-417	5,000
6343 · Other	30	0	30	30	0	30	0
Total 3335 · Management Consulting Services	5,050	9,584	-4,534	5,050	9,584	-4,534	115,000
5650 · Transfers							
6420 · COH Administration Fee	959,700	959,700	0	959,700	959,700	0	959,700
6430 · Municipal Services	2,067,101	2,256,619	-189,518	2,067,101	2,256,619	-189,518	2,256,619
Total 5650 · Transfers	3,026,801	3,216,319	-189,518	3,026,801	3,216,319	-189,518	3,216,319
5706 · Debt Service							
5707 · Principal	0	0	0	0	0	0	6,095,000
5708 · Interest	0	0	0	0	0	0	1,273,664
Total 5706 · Debt Service	0	0	0	0	0	0	7,368,664
6-6300 · Maintenance & Operations							
6321 · Auditor	0	0	0	0	0	0	21,500
6333 · Bookkeeping/Accounting	1,526	1,583	-57	1,526	1,583	-57	19,000
6340 · Administration Salaries/Benefit	10,000	10,000	0	10,000	10,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	2,083	-2,083	0	2,083	-2,083	25,000
6353 · Insurance	0	0	0	0	0	0	2,250
6359 · Bank Fees	75	0	75	75	0	75	0
Total 6300 · Administration & Overhead	11,601	13,666	-2,065	11,601	13,666	-2,065	187,750
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	10,417	-10,417	125,000
1735(1) · Detention Basin A	0	625,377	-625,377	0	625,377	-625,377	7,504,520
1737 · MetroNational - Detention/Roads	0	0	0	0	0	0	3,013,460
1738A · Memorial Dr Drain & Mobility 1	0	41,362	-41,362	0	41,362	-41,362	496,347
1738B · Memorial Dr Drain & Mobility 2	690	104,454	-103,764	690	104,454	-103,764	1,253,450
1741 · W140 Detention Basin Extensions	15,426	402,579	-387,153	15,426	402,579	-387,153	4,830,942
1799 · Sidewalk Improvement Program	0	5,000	-5,000	0	5,000	-5,000	60,000
Total 7000 · Capital Expenditure	16,116	1,189,189	-1,173,073	16,116	1,189,189	-1,173,073	17,283,719
Total Expense	3,059,568	4,428,758	-1,369,190	3,059,568	4,428,758	-1,369,190	28,171,452
Net Income	-1,335,462	-2,395,571	1,060,109	-1,335,462	-2,395,571	1,060,109	-3,773,204

3553

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

July 22, 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General	Client/Matter:	MEM001-01
	Statement Number:	149146
	Billing Attorney:	Sanjay Bapat

REMITTANCE PAGE

Fees for services posted through July 12, 2024	1,020.00
Expenses and Other Items posted through July 12, 2024	0.00
Total Amount Due:	\$1,020.00

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

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

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



Code No. 6320
8-20-2024

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 22, 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273

Client/Matter: MEM001-01
Statement Number: 149146
Billing Attorney: Sanjay Bapat

General

Professional Fees

Fees for services posted through July 12, 2024, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<u>General</u>			
07/09/24	Sanjay Bapat	Prepare for, travel to and attend Authority Board meeting	2.00
		<i>Total Task Hours:</i>	2.00
		<i>Total Task Amount:</i>	\$1,020.00
		Total Fees:	\$1,020.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	2.00	1,020.00

Total Fees:	\$	1,020.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	1,020.00

3554

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
8/1/2024	62205

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 Based on 438 items on the tax roll as of January 2023, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Fred King at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

Total	\$400.00
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Code No. 6333
8-20-2024



ESITEFUL CORPORATION
725 Barbara St
Tomball, TX 77375 US
+1 7135027182
qbo@esiteful.com
www.esiteful.com

eSiteful

3555

INVOICE

BILL TO
c/o Hawes Hill & Associates
LLP
P.O. Box 22167
Houston, TX 77227-2176

INVOICE # 8203
DATE 08/01/2024
DUE DATE 08/01/2024
TERMS Due on receipt

	QTY	RATE	AMOUNT
Domain Name Renewal for https://houstontirz17.org - (September 2024 - August 2025)	1	30.00	30.00

SUBTOTAL	30.00
TAX	0.00
TOTAL	30.00
BALANCE DUE	\$30.00



Code No. 6343
8-20-2024

3557



INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227
United States

INVOICE 2076
DATE 08/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: July 2024	10,000.00

BALANCE DUE **\$10,000.00**



Code No. 6340
8-20-2024

3559

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3361
Date 07/15/2024

Project 1365 TIRZ 17 - On-call Engineering -
2024

Professional Services Provided Through July 12, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
1157 ON-CALL ENGINEERING	25,000.00	0.00	900.00	24,100.00	900.00
Total	25,000.00	0.00	900.00	24,100.00	900.00

Professional Fees

Principal	Hours	Rate	Billed Amount
Derek A. St. John	3.00	225.00	675.00
Muhammad M. Ali	1.00	225.00	225.00
Professional Fees subtotal	4.00		900.00
Invoice total			900.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3361	07/15/2024	900.00	900.00				
	Total	900.00	900.00	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

Code No. 6322
8-20-2024



Invoice Supporting Detail

1365 TIRZ 17 - On-call Engineering - 2024
 1157 On-call Engineering

Phase Status: Active

Billing Cutoff: 07/12/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Principal

Derek A. St. John

Project Management 07/03/2024 1.00 225.00 225.00

Prep for Council Member Rameriz Meeting

Project Management 07/05/2024 2.00 225.00 450.00

Council Member Rameriz Meeting

Subtotal **3.00 675.00**

Muhammad M. Ali

Project Management 06/24/2024 1.00 225.00 225.00

Meeting with HR Green/Structural

Subtotal **1.00 225.00**

Labor total **4.00 900.00**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	900.00	4	24,100.00	96
Total	25,000.00	900.00	4	24,100.00	96

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	900.00	4	24,100.00	96
Expense					
Consultant					
Total	25,000.00	900.00	4	24,100.00	96

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
 9600 Long Point Rd, Suite 200
 Houston, TX 77055

Invoice number 3471
 Date 08/20/2024

Project **1365 TIRZ 17 - On-call Engineering - 2024**

Professional Services Provided Through August 16, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
1157 ON-CALL ENGINEERING	25,000.00	900.00	2,250.00	22,750.00	1,350.00
Total	25,000.00	900.00	2,250.00	22,750.00	1,350.00

Professional Fees

Principal	Hours	Rate	Billed Amount
Derek A. St. John	3.00	225.00	675.00
Muhammad M. Ali	3.00	225.00	675.00
Professional Fees subtotal	6.00		1,350.00
Invoice total			1,350.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3361	07/15/2024	900.00		900.00			
3471	08/20/2024	1,350.00	1,350.00				
Total		2,250.00	1,350.00	900.00	0.00	0.00	0.00

Please note new mailing address
 Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



Code No. 6322
 8-20-2024

Invoice Supporting Detail

1365 TIRZ 17 - On-call Engineering - 2024
 1157 On-call Engineering

Phase Status: Active

Billing Cutoff: 08/16/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Principal

Derek A. St. John

Project Management 08/05/2024 1.00 225.00 225.00

Response to SBISD Comments

Project Management 08/12/2024 2.00 225.00 450.00

Budget Coordination and CIP Planning

Subtotal 3.00 675.00

Muhammad M. Ali

Project Management 08/12/2024 3.00 225.00 675.00

TIRZ 17 Life Extension

Subtotal 3.00 675.00

Labor total 6.00 1,350.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	2,250.00	9	22,750.00	91
Total	25,000.00	2,250.00	9	22,750.00	91

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	25,000.00	2,250.00	9	22,750.00	91
Expense					
Consultant					
Total	25,000.00	2,250.00	9	22,750.00	91

3560

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 3470
Date 08/20/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through August 16, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	156,429.28	100.00	152,241.29	156,429.28	0.00	4,187.99
Drainage Plans	96,395.00	100.00	96,395.00	96,395.00	0.00	0.00
PM/Coordination/Misc	42,780.00	100.00	42,780.00	42,780.00	0.00	0.00
QA/QC	13,455.00	100.00	13,455.00	13,455.00	0.00	0.00
Topo Survey-Kuo	25,531.00	100.00	25,531.00	25,531.00	0.00	0.00
Environmental-Geotest	5,491.20	100.00	5,491.20	5,491.20	0.00	0.00
Geotechnical-Geotest	18,224.91	100.00	18,224.91	18,224.91	0.00	0.00
Pump Station Design - LJA	198,457.60	85.21	169,108.11	169,108.11	29,349.49	0.00
Expenses/HBJ/Civcast/Misc	1,232.00	100.00	0.00	1,232.00	0.00	1,232.00
Geotechnical - Aviles	25,674.61	100.00	25,674.61	25,674.61	0.00	0.00
Impermeable Wall - Amendment						
Basic Design Services	24,075.00	100.00	24,075.00	24,075.00	0.00	0.00
Geotechnical Investitgation - Cibor	69,623.40	100.00	69,623.40	69,623.40	0.00	0.00
Subtotal	93,698.40	100.00	93,698.40	93,698.40	0.00	0.00
Supplemental February 2024	54,890.00	100.00	54,890.00	54,890.00	0.00	0.00
Total	732,259.00	95.99	697,489.52	702,909.51	29,349.49	5,419.99

Invoice total **5,419.99**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3360	07/15/2024	6,525.81		6,525.81			
3470	08/20/2024	5,419.99	5,419.99				
	Total	11,945.80	5,419.99	6,525.81	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Code No 1741
8-20-2024

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Memorial City Redevelopment Authority/TIRZ 17
 9600 Long Point Rd, Suite 200
 Houston, TX 77055

Invoice number 3360
 Date 07/15/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through July 12, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	152,241.29	100.00	145,715.48	152,241.29	0.00	6,525.81
Drainage Plans	96,395.00	100.00	96,395.00	96,395.00	0.00	0.00
PM/Coordination/Misc	42,780.00	100.00	42,780.00	42,780.00	0.00	0.00
QA/QC	13,455.00	100.00	13,455.00	13,455.00	0.00	0.00
Topo Survey-Kuo	25,531.00	100.00	25,531.00	25,531.00	0.00	0.00
Environmental-Geotest	5,491.20	100.00	5,491.20	5,491.20	0.00	0.00
Geotechnical-Geotest	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
Pump Station Design - LJA	198,457.60	85.21	169,108.11	169,108.11	29,349.49	0.00
Expenses/HBJ/Civcast/Misc	3,395.00	0.00	0.00	0.00	3,395.00	0.00
Geotechnical - Aviles	25,674.61	100.00	25,674.61	25,674.61	0.00	0.00
Impermeable Wall - Amendment						
Basic Design Services	24,075.00	100.00	24,075.00	24,075.00	0.00	0.00
Geotechnical Investitgation - Cibor	69,623.40	100.00	69,623.40	69,623.40	0.00	0.00
Subtotal	93,698.40	100.00	93,698.40	93,698.40	0.00	0.00
Supplemental February 2024	54,890.00	100.00	54,890.00	54,890.00	0.00	0.00
Total	732,259.00	95.25	690,963.71	697,489.52	34,769.48	6,525.81

Invoice total **6,525.81**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3360	07/15/2024	6,525.81	6,525.81				
	Total	6,525.81	6,525.81	0.00	0.00	0.00	0.00

Please note new mailing address
 Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



Code No. 1741
 8-20-2024

3561

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

Invoice

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

Date	Invoice #
7/31/2024	7-2024-4

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	50,750.00	93.1%	3.45%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	75,750.00	62.18%	0.00%	0.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$1,750.00
Balance Due	\$1,750.00

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



Code No. 6322
8-20-2024

3562

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

Invoice

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

Date	Invoice #
7/31/2024	7-2024-3

Terms	Project
	MCT112

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Memorial Drive Phase 2 Project Funding Pursuit (MCT)	34,500.00	95%	2.00%	690.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$690.00
Balance Due	\$690.00

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



Code No. 1738B
8-20-2024

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

Invoice

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

Date	Invoice #
7/31/2024	7-2024-50

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	70%	10.00%	2,616.10
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	5%	2.00%	864.42
	W140 Detention Basin				

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$3,480.52
Balance Due	\$3,480.52

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



Code No. 1741
 8-20-2024

3563

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice#
8/1/2024	10243

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

Description	Qty	Rate	Amount
Bookkeeping		1.125.51	1.125.51
Annual Records Retention Fee		812.27	812.27

Total	\$1.937.78
Payments/Credits	\$0.00
Balance Due	\$1.937.78

Code No. 6333
8-22-2024



AGENDA MEMORANDUM

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

Ratification of Invoices Paid in July

Memorial City Redevelopment Authority
Checks Presented
 July 9, 2024

Num	Name	Description	Amount
3547	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3548	ETI Bookkeeping Services	Bookkeeping Fee	-1,125.51
3549	Hawes Hill & Associates	Professional Consultant	-10,000.00
3550	The Goodman Corporation Inc	Consultant Fee	-1,750.00
3551	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-5,232.20
3552	City of Houston	Municipal Service Payment	-2,067,101.00
Total			-2,085,608.71

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
7/1/2024	10212

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

Description	Qty	Rate	Amount
Bookkeeping		1,125.51	1,125.51

Total	\$1,125.51
Payments/Credits	\$0.00
Balance Due	\$1,125.51

Code No. 6333
7-1-2024



3549



INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227
United States

INVOICE 2045
DATE 07/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: June 2024	10,000.00

BALANCE DUE **\$10,000.00**



code No. 6340
7-1-2024

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

Invoice

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

Date
6/30/2024

Invoice #
6-2024-16

Terms

Project
MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	47,250.00	96.29%	3.70%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	79,250.00	59.44%	0.00%	0.00

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$1,750.00
Balance Due	\$1,750.00

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



Code No. 6322
 7-1-2024

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

Invoice

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

Date	Invoice #
6/30/2024	6-2024-60

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	50%	20.00%	5,232.20
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	5%	0.00%	0.00
	W140 Detention Basin Expansion				

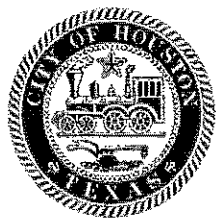
Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$5,232.20
Balance Due	\$5,232.20

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



Code No. 1741
 7-1-2024



CITY OF HOUSTON

Mayor's Office of Economic Development

John Whitmire

Mayor

Gwendolyn F. Tillotson – Bell
Chief Economic Development Officer
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: June 23, 2023

Subject: FY2024 Municipal Services Charge

INVOICE

Per your City Council Approved FY2024 Budget, please remit the sum of **\$2,067,101** 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,

A handwritten signature in cursive script that reads "Gwendolyn Tillotson".

Gwendolyn F. Tillotson – Bell
City of Houston
Economic Development/TIRZ Program

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. CIP Committee update and recommendations:
 - a. CIP Committee appointments.
 - b. Receive update and recommendations from Gauge Engineering, LLC.
 - i. Receive bid tabulations and recommendation for W-140 Detention Basin Deepening; award of contract; and authorize execution of contract.
 - ii. Consider Gauge Task Order for construction management, inspection, materials testing and construction phase services for W-140 Detention Basin Deepening.
 - c. Receive update and recommendations from The Goodman Corporation.
 - i. Consider Task Order for ongoing for pursuit of funding opportunities services for 2 years.
 - ii. Consider Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.



August 23, 2024

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

**Re: Proposal for Briar Branch (W140-01-00) Storm Water Detention
Basin Expansion and Storm Sewer Improvements
WBS NO. N-T17000-0021-3 - Contract Award Recommendation**

Dear Mr. Bean,

We have evaluated the bids received on August 22nd, 2024, for the Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements project. There was a total of four (4) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. Environmental Allies	\$16,346,097.87
2. Harper Brothers Construction	\$16,077,709.99
3. MC ² Civil, LLC	\$16,889,455.00
4. Reytec Construction Inc.	\$13,797,688.00*

**Lowest bidder*

Red: mathematical errors corrected in bid tabulation

Reytec Construction, Inc.'s bid of \$13,797,688.00 was the lowest bid and it is approximately 1.13% lower than the engineer's estimate of \$13,954,827.00. The bid prices received are indicative of the current availability and cost of local construction resources. Gauge Engineering has reviewed the bid and feels the bid prices are appropriate for the work involved.

Gauge Engineering has experience working with Reytec Construction, Inc.; they have conducted similar projects. They have met the 21.43% MBE and 6.78% WBE requirements and provided a certificate for Buy America, Build America.

Reytec Construction, Inc. has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Memorial City Redevelopment Authority to award the construction contract based on the low bid of \$13,797,688.00 submitted by Reytec Construction, Inc. Please do not hesitate to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muhammad Ali", is written over a blue horizontal line.

Muhammad Ali, P.E.
Principal

Attachments: Bid Tabulation

BRIAR BRANCH (W140-01-00) DETENTION BASIN EXPANSION STORM SEWER IMPROVEMENTS
WBS No. N-T17000-0021-3
Construction Bid Tabs



BIDS RECEIVED: August 22, 2024																
OWNER: Memorial Redevelopment Authority TIRZ 17																
# OF BIDS: 4																
# OF ITEMS: 137																
			FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Environmental Allies 9730 Windfern Road Houston, TX 77064		BID NUMBER 2 Harper Brothers Construction, LLC 333 N Sam Houston Pkwy E Ste 650 Houston, TX 77060		BID NUMBER 3 MC2 Civil, LLC 14115 Luth Rd. Suite 100 Houston, TX 77039		BID NUMBER 4 Reyte Construction Resources, Inc 1901 Hollister St. Houston, TX 77080		AVERAGE OF 4 BIDS			
No.	Section	Description	Units	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total		
Briar Branch (W140-01-00) Detention Basin Expansion Storm Sewer Improvements																
GENERAL ITEMS																
1	01502	Mobilization (Not to exceed 5% of Total Bid)	LS	1	\$791,000.00	\$791,000.00	\$390,000.00	\$390,000.00	\$770,000.00	\$770,000.00	\$800,000.00	\$800,000.00	\$750,000.00	\$750,000.00	\$677,500.00	\$677,500.00
2	02233	Clearing and Grubbing	AC	6	\$8,000.00	\$48,000.00	\$9,000.00	\$54,000.00	\$6,000.00	\$36,000.00	\$10,000.00	\$60,000.00	\$2,500.00	\$15,000.00	\$6,875.00	\$41,250.00
3	01555	Uniformed Peace Officers (Min Bid \$55.00/HR)	HR	1,000	\$55.00	\$55,000.00	\$55.00	\$55,000.00	\$55.00	\$55,000.00	\$65.00	\$65,000.00	\$55.00	\$55,000.00	\$57.50	\$57,500.00
4	01270S	12" Pipe Gate	EA	2	\$2,000.00	\$4,000.00	\$4,500.00	\$9,000.00	\$3,500.00	\$7,000.00	\$10,000.00	\$20,000.00	\$5,000.00	\$10,000.00	\$5,750.00	\$11,500.00
General Items Subtotal						\$898,000.00		\$508,000.00		\$868,000.00		\$945,000.00		\$830,000.00		\$787,750.00
DEMOLITION ITEMS																
5	02960	Remove Existing Asphalt Pavement Surface by Milling	SY	1,986	\$6.00	\$11,916.00	\$4.00	\$7,944.00	\$6.25	\$12,412.50	\$10.00	\$19,860.00	\$5.00	\$9,930.00	\$6.31	\$12,536.63
6	02221	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	SY	3,785	\$12.00	\$45,420.00	\$7.00	\$26,495.00	\$7.00	\$26,495.00	\$10.00	\$37,850.00	\$12.00	\$45,420.00	\$9.00	\$34,065.00
7	02221	Remove and Dispose of Existing Concrete Curb and Curb and Gutter	LF	2,200	\$6.00	\$13,200.00	\$6.50	\$14,300.00	\$1.50	\$3,300.00	\$2.00	\$4,400.00	\$1.50	\$3,300.00	\$2.88	\$6,325.00
8	02221	Remove and Dispose of Concrete Driveways (All Thickness)	SY	424	\$13.00	\$5,512.00	\$10.00	\$4,240.00	\$7.00	\$2,968.00	\$20.00	\$8,480.00	\$12.00	\$5,088.00	\$12.25	\$5,194.00
9	02221	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	61	\$10.00	\$610.00	\$12.00	\$732.00	\$10.00	\$610.00	\$40.00	\$2,440.00	\$15.00	\$915.00	\$19.25	\$1,174.25
10	02221	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	LF	670	\$12.00	\$8,040.00	\$25.00	\$16,750.00	\$20.00	\$13,400.00	\$10.00	\$6,700.00	\$20.00	\$13,400.00	\$18.75	\$12,562.50
11	02221	Remove and Dispose of Existing Manholes	EA	7	\$850.00	\$5,950.00	\$1,100.00	\$7,700.00	\$600.00	\$4,200.00	\$1,000.00	\$7,000.00	\$850.00	\$5,950.00	\$887.50	\$6,212.50
12	02221	Remove and Dispose of Existing Inlets	EA	6	\$750.00	\$4,500.00	\$1,000.00	\$6,000.00	\$700.00	\$4,200.00	\$1,000.00	\$6,000.00	\$850.00	\$5,100.00	\$887.50	\$5,325.00
13	02221	Cut and Plug Pipes (All Types and All Sizes)	EA	3	\$300.00	\$900.00	\$1,050.00	\$3,150.00	\$2,100.00	\$6,300.00	\$1,000.00	\$3,000.00	\$2,000.00	\$6,000.00	\$1,537.50	\$4,612.50
Demolition Items Subtotal						\$96,048.00		\$87,311.00		\$73,885.50		\$95,730.00		\$95,103.00		\$88,007.38
TRAFFIC CONTROL ITEMS																
14	01555	Traffic Control and Regulation	LS	1	\$248,000.00	\$248,000.00	\$40,000.00	\$40,000.00	\$250,000.00	\$250,000.00	\$150,000.00	\$150,000.00	\$112,500.00	\$112,500.00	\$138,125.00	\$138,125.00
15	01555	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1&2	LF	560	\$40.00	\$22,400.00	\$50.00	\$28,000.00	\$15.00	\$8,400.00	\$50.00	\$28,000.00	\$30.00	\$16,800.00	\$36.25	\$20,300.00
16	01555	Move precast Low Profile Concrete Barrier (LPCB) TYP 1&2	LF	890	\$15.00	\$13,200.00	\$10.00	\$8,800.00	\$6.00	\$5,280.00	\$10.00	\$8,800.00	\$15.00	\$13,200.00	\$10.25	\$9,020.00
17	01555	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1&2	LF	560	\$15.00	\$8,400.00	\$10.00	\$5,600.00	\$10.00	\$5,600.00	\$20.00	\$11,200.00	\$15.00	\$8,400.00	\$13.75	\$7,700.00
Traffic Control Items Subtotal						\$292,000.00		\$82,400.00		\$269,280.00		\$198,000.00		\$150,900.00		\$175,145.00
ROADWAY ITEMS																
18	02336	Hydrated Lime (Slurry) or Commercial Lime Slurry (5% by Dry Weight)	TON	97	\$300.00	\$29,100.00	\$330.00	\$32,010.00	\$312.00	\$30,264.00	\$330.00	\$32,010.00	\$365.00	\$35,405.00	\$334.25	\$32,422.25
19	02337	8" Lime Treated Stabilized Subgrade	SY	4,388	\$10.00	\$43,880.00	\$9.00	\$39,492.00	\$20.00	\$87,760.00	\$15.00	\$65,820.00	\$8.50	\$37,298.00	\$13.13	\$57,592.50
20	01270S	Reinforced Concrete Pavement (6" Depth)	SY	1,534	\$80.00	\$122,720.00	\$80.00	\$122,720.00	\$110.00	\$168,740.00	\$65.00	\$99,710.00	\$80.00	\$122,720.00	\$83.75	\$128,472.50
21	01270S	Reinforced Concrete Pavement (6" Depth), High Early Strength	SY	1,041	\$90.00	\$93,690.00	\$105.00	\$109,305.00	\$115.00	\$119,715.00	\$70.00	\$72,870.00	\$100.00	\$104,100.00	\$97.50	\$101,497.50
22	01270S	Reinforced Concrete Pavement (11" Depth)	SY	534	\$100.00	\$53,400.00	\$110.00	\$58,740.00	\$115.00	\$61,410.00	\$130.00	\$69,420.00	\$115.00	\$61,410.00	\$117.50	\$62,745.00
23	01270S	Reinforced Concrete Pavement (11" Depth), High Early Strength	SY	870	\$110.00	\$95,700.00	\$115.00	\$100,050.00	\$120.00	\$104,400.00	\$135.00	\$117,450.00	\$130.00	\$113,100.00	\$125.00	\$108,750.00
24	02741	Type D Hot Mix Asphaltic Concrete Pavement, (1-1/2" Depth) (including Tack coat at 0.15 Gal/SY)	TON	362	\$215.00	\$77,830.00	\$250.00	\$90,500.00	\$283.47	\$102,616.14	\$150.00	\$54,300.00	\$250.00	\$90,500.00	\$233.37	\$84,479.04
25	02775	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	152	\$9.00	\$1,368.00	\$11.00	\$1,672.00	\$21.00	\$3,192.00	\$30.00	\$4,560.00	\$25.00	\$3,800.00	\$21.75	\$3,306.00
26	02775	Construct ADA Complaint Ramp, Including ADA Truncated Domes (complete in place)	SF	605	\$25.00	\$15,125.00	\$14.00	\$8,470.00	\$21.00	\$12,705.00	\$30.00	\$18,150.00	\$30.00	\$18,150.00	\$23.75	\$14,368.75
27	02754	6-inch High Early Strength concrete Driveway, including excavation and base	SF	3,287	\$10.00	\$32,870.00	\$11.50	\$37,800.50	\$21.00	\$69,027.00	\$30.00	\$98,610.00	\$12.00	\$39,444.00	\$18.63	\$61,220.38
28	02754	7-inch High Early Strength concrete Driveway, including excavation and base	SF	300	\$11.00	\$3,300.00	\$15.00	\$4,500.00	\$22.00	\$6,600.00	\$35.00	\$10,500.00	\$20.00	\$6,000.00	\$23.00	\$6,900.00
29	02771	Reinforced Concrete Curb (6")	LF	1,810	\$8.00	\$14,480.00	\$6.00	\$10,860.00	\$3.00	\$5,430.00	\$3.00	\$5,430.00	\$5.00	\$9,050.00	\$4.25	\$7,692.50
30	02771	Concrete Paving Header	LF	195	\$20.00	\$3,900.00	\$20.00	\$3,900.00	\$25.00	\$4,875.00	\$5.00	\$975.00	\$15.00	\$2,925.00	\$16.25	\$3,168.75
Roadway Items Subtotal						\$587,363.00		\$620,019.50		\$776,734.14		\$649,805.00		\$643,902.00		\$672,615.16
PAVEMENT MARKING ITEMS																
31	02767	Thermoplastic Pavement Markings - (W) (12") (SLD)	LF	132	\$6.00	\$792.00	\$5.00	\$660.00	\$5.32	\$702.24	\$3.00	\$396.00	\$5.00	\$660.00	\$4.58	\$604.56
32	02767	Thermoplastic Pavement Markings - (W) (24") (SLD)	LF	65	\$10.00	\$650.00	\$11.00	\$715.00	\$15.96	\$1,037.40	\$9.00	\$585.00	\$10.00	\$650.00	\$11.49	\$746.85
33	02767	Raised Pavement Markers Type II (A-A)	EA	34	\$7.00	\$238.00	\$9.00	\$306.00	\$12.42	\$422.28	\$7.00	\$238.00	\$10.00	\$340.00	\$9.61	\$326.57
34	02767	Thermoplastic Pavement Markings - (Y) (4") (SLD)	LF	1274	\$2.00	\$2,548.00	\$2.00	\$2,548.00	\$1.33	\$1,694.42	\$1.00	\$1,274.00	\$2.50	\$3,185.00	\$1.71	\$2,175.36
Pavement Marking Items Subtotal						\$4,228.00		\$4,229.00		\$3,856.34		\$2,493.00		\$4,835.00		\$3,853.34
DRAINAGE ITEMS																
35	01270S	Brick Plug in RCB	SF	240	\$85.00	\$20,400.00	\$9.00	\$2,160.00	\$30.00	\$7,200.00	\$37.00	\$8,880.00	\$50.00	\$12,000.00	\$31.50	\$7,560.00
36	02633	TYP C-1 Inlet with One Extension	EA	13	\$7,000.00	\$91,000.00	\$6,787.80	\$88,241.40	\$7,900.00	\$102,700.00	\$7,500.00	\$97,500.00	\$6,500.00	\$84,500.00	\$7,171.95	\$93,235.35
37	02633	TxDOT TYP C-1 Inlet with One Extension	EA	5	\$7,000.00	\$35,000.00	\$6,787.80	\$33,939.00	\$10,000.00	\$50,000.00	\$8,500.00	\$42,500.00	\$7,500.00	\$37,500.00	\$8,196.95	\$40,984.75
38	02082	TYP C 4-Foot Diameter Precast Round Concrete Manhole	EA	3	\$7,000.00	\$21,000.00	\$6,593.10	\$19,779.30	\$8,000.00	\$24,000.00	\$6,000.00	\$18,000.00	\$9,000.00	\$27,000.00	\$7,398.28	\$22,194.83
39	02082	TYP C 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	EA	3	\$7,000.00	\$21,000.00	\$1,631.52	\$16,315.20	\$2,300.00	\$6,900.00	\$3,000.00	\$9,000.00	\$3,000.00	\$9,000.00	\$2,482.88	\$7,482.88
40	02632/02633	Design, Furnish, and Install 9'x9' Junction Box (Cast-In-Place or Precast)	EA	3	\$25,000.00	\$75,000.00	\$23,858.56	\$71,575.68	\$30,000.00	\$90,000.00	\$30,000.00	\$90,000.00	\$30,000.00	\$90,000.00	\$28,464.64	\$85,393.92
41	02632/02633	Design, Furnish, and Install 9'x9' Junction Box w/ 4'x3' Restrictor Opening (Cast-In-Place or Precast)	EA	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$23,750.00	\$23,750.00
42	02631	3-inch PVC pipe to curb	LF	20	\$25.00	\$500.00	\$70.00	\$1,400.00	\$16.00	\$320.00	\$140.00	\$2,800.00	\$20.00	\$400.00	\$61.50	\$1,230.00
43	02631	4-inch PVC pipe to curb	LF	20	\$30.00	\$600.00	\$71.00	\$1,420.00	\$16.00	\$320.00	\$140.00	\$2,800.00	\$25.00	\$500.00	\$63.00	\$1,260.00

BRIAR BRANCH (W140-01-00) DETENTION BASIN EXPANSION STORM SEWER IMPROVEMENTS
WBS No. N-T17000-0021-3
Construction Bid Tabs



BIDS RECEIVED: August 22, 2024				FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 Environmental Allies 9730 Windfern Road Houston, TX 77064	BID NUMBER 2 Harper Brothers Construction, LLC 333 N Sam Houston Pkwy E Ste 650 Houston, TX 77060	BID NUMBER 3 MC2 Civil, LLC 14115 Luthe Rd. Sutie 100 Houston, TX 77039	BID NUMBER 4 Reylec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	AVERAGE OF 4 BIDS							
OWNER: Memorial Redevelopment Authority TIRZ 17																
# OF BIDS: 4																
# OF ITEMS: 137																
44	02631	24-inch diameter Storm Sewer by Open-Cut, Complete in Place (Precast)	LF	151	\$145.00	\$21,895.00	\$214.38	\$32,371.38	\$400.00	\$60,400.00	\$400.00	\$60,400.00	\$200.00	\$30,200.00	\$303.60	\$45,842.85
45	02631	30-inch diameter Storm Sewer by Open-Cut, Complete in Place (Precast)	LF	14	\$220.00	\$3,080.00	\$245.69	\$3,439.66	\$450.00	\$6,300.00	\$750.00	\$10,500.00	\$300.00	\$4,200.00	\$436.42	\$6,109.92
46	02631	7x7' RCB by Open-Cut, Complete in Place (Precast)	LF	2,248	\$1,000.00	\$2,248,000.00	\$1,558.49	\$3,503,485.52	\$1,250.00	\$2,810,000.00	\$1,480.00	\$3,327,040.00	\$900.00	\$2,023,200.00	\$1,297.12	\$2,915,931.38
47	02631	7x5' RCB by Open-Cut, Complete in Place (Precast)	LF	40	\$900.00	\$36,000.00	\$1,405.25	\$56,210.00	\$1,210.00	\$48,400.00	\$1,450.00	\$58,000.00	\$1,300.00	\$52,000.00	\$1,341.31	\$53,652.50
48	02631	7x4' RCB by Open-Cut, Complete in Place (Precast)	LF	110	\$800.00	\$88,000.00	\$1,312.32	\$144,355.20	\$1,200.00	\$132,000.00	\$2,000.00	\$220,000.00	\$1,250.00	\$137,500.00	\$1,440.58	\$158,463.80
49	02260	Trench Safety System	LF	2,563	\$2.00	\$5,126.00	\$2.00	\$5,126.00	\$5.00	\$12,815.00	\$3.00	\$7,689.00	\$5.00	\$12,815.00	\$3.75	\$9,611.25
Drainage Items Subtotal					\$2,740,601.00	\$4,004,818.34	\$3,397,455.00	\$3,986,109.00	\$2,571,815.00	\$3,490,049.34						
SWPPP ITEMS																
50	01570	Inlet Protection Barrier	LF	78	\$6.00	\$468.00	\$3.00	\$234.00	\$9.38	\$731.64	\$6.00	\$468.00	\$25.00	\$1,950.00	\$10.85	\$845.91
51	01570	Bagged Gravel Barrier	LF	369	\$15.00	\$5,535.00	\$3.00	\$1,107.00	\$14.44	\$5,328.36	\$6.00	\$2,214.00	\$25.00	\$9,225.00	\$12.11	\$4,468.59
52	01570	Reinf Silt Fence	LF	2,059	\$3.00	\$6,177.00	\$2.00	\$4,118.00	\$6.21	\$12,786.39	\$3.00	\$6,177.00	\$2.00	\$4,118.00	\$3.30	\$6,799.85
53	HCPCD 02364	Rock Filter Dam - Type 2	LF	109	\$100.00	\$10,900.00	\$75.00	\$8,175.00	\$55.58	\$6,058.22	\$35.00	\$3,815.00	\$50.00	\$5,450.00	\$53.90	\$5,874.56
54	01575	Stabilized Construction Access (Type 1-Rock; 60% of Unit Cost for Furnish and Installation; 40% of Unit Cost for Removal)	SY	110	\$20.00	\$2,200.00	\$22.00	\$2,420.00	\$63.52	\$6,987.20	\$35.00	\$3,850.00	\$35.00	\$3,850.00	\$38.88	\$4,276.80
SWPPP Subtotal					\$25,280.00	\$16,054.00	\$31,891.81	\$16,524.00	\$24,593.00	\$22,265.70						
WATER LINE ITEMS																
55	01270S	Hand Dig for Waterline Installation (Westview at Demaret)	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$50,000.00	\$50,000.00	\$5,000.00	\$5,000.00	\$17,250.00	\$17,250.00
56	1270S	OFFSET OF EXISTING 1-1/2-INCH TO 2-INCH DIAMETER SERVICE LINE, LONG SIDE, COMPLETE IN PLACE	EA	20	\$500.00	\$10,000.00	\$1,500.00	\$30,000.00	\$1,650.00	\$33,000.00	\$1,500.00	\$30,000.00	\$4,000.00	\$80,000.00	\$2,162.50	\$43,250.00
57	02221	Remove of Existing Waterline (All Sizes)	LF	460	\$15.00	\$6,900.00	\$15.00	\$6,900.00	\$10.00	\$4,600.00	\$60.00	\$27,600.00	\$12.00	\$5,520.00	\$24.25	\$11,155.00
58	02260	Trench Safety System	LF	395	\$2.00	\$790.00	\$2.00	\$790.00	\$5.00	\$1,975.00	\$3.00	\$1,185.00	\$10.00	\$3,950.00	\$5.00	\$1,975.00
59	02511	WTR MAIN PIPE (PVC) (RESTRAINED JT) 8-IN; BY OPEN CUT	LF	207	\$140.00	\$28,980.00	\$230.00	\$47,610.00	\$320.00	\$66,240.00	\$300.00	\$62,100.00	\$250.00	\$51,750.00	\$275.00	\$56,925.00
60	02511	WTR MAIN PIPE (PVC) (RESTRAINED JT) 12-IN; BY OPEN CUT	LF	188	\$150.00	\$28,200.00	\$245.00	\$46,060.00	\$500.00	\$94,000.00	\$450.00	\$84,600.00	\$350.00	\$65,800.00	\$386.25	\$72,615.00
61	2520	FIRE HYDRANT BRANCH (LEAD) (6IN)	LF	5	\$50.00	\$250.00	\$80.00	\$400.00	\$150.00	\$750.00	\$75.00	\$375.00	\$250.00	\$1,250.00	\$307.50	\$1,537.50
62	02520	FIRE HYDRANT ASSEMBLY	EA	1	\$6,000.00	\$6,000.00	\$7,000.00	\$7,000.00	\$6,500.00	\$6,500.00	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$9,000.00	\$9,000.00
63	02520	REMOVING AND SALVAGING FIRE HYDRANT	EA	1	\$500.00	\$500.00	\$750.00	\$750.00	\$300.00	\$300.00	\$1,500.00	\$1,500.00	\$550.00	\$550.00	\$775.00	\$775.00
64	02516	CUT, PLUG & ABANDON (6IN)	EA	7	\$1,250.00	\$8,750.00	\$1,000.00	\$7,000.00	\$1,000.00	\$7,000.00	\$2,000.00	\$14,000.00	\$1,250.00	\$8,750.00	\$1,312.50	\$9,187.50
65	02516	CUT, PLUG & ABANDON (8IN)	EA	2	\$1,500.00	\$3,000.00	\$1,250.00	\$2,500.00	\$3,500.00	\$7,000.00	\$2,500.00	\$5,000.00	\$1,350.00	\$2,700.00	\$2,150.00	\$4,300.00
66	02513	WET CONNECTION (8IN)	EA	12	\$1,500.00	\$18,000.00	\$2,500.00	\$30,000.00	\$7,000.00	\$84,000.00	\$3,500.00	\$42,000.00	\$1,500.00	\$18,000.00	\$3,625.00	\$43,500.00
67	02513	WET CONNECTION (12IN)	EA	7	\$2,000.00	\$14,000.00	\$3,500.00	\$24,500.00	\$7,100.00	\$49,700.00	\$4,000.00	\$28,000.00	\$2,000.00	\$14,000.00	\$4,150.00	\$29,050.00
Water Line Subtotal					\$135,370.00	\$213,510.00	\$359,065.00	\$357,235.00	\$272,270.00	\$300,520.00						
SANITARY SEWER ITEMS																
68	02086	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	EA	1	\$500.00	\$500.00	\$1,250.00	\$1,250.00	\$800.00	\$800.00	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,387.50	\$1,387.50
69	02447	CASING (STEEL) (SANITARY SEWER) (15 IN)	LF	40	\$270.00	\$10,800.00	\$250.00	\$10,000.00	\$640.00	\$25,600.00	\$4,000.00	\$160,000.00	\$250.00	\$10,000.00	\$1,285.00	\$51,400.00
70	02531	10-inch Sanitary Sewer by Open-cut, Complete in place	LF	19	\$150.00	\$2,850.00	\$200.00	\$3,800.00	\$190.00	\$3,610.00	\$900.00	\$17,100.00	\$500.00	\$9,500.00	\$447.50	\$8,502.50
Sanitary Sewer Subtotal					\$14,150.00	\$15,050.00	\$30,010.00	\$30,010.00	\$179,600.00	\$20,500.00	\$61,290.00					
ILLUMINATION ITEMS																
71	16710	Ground Box TYP D (162922)	EA	2	\$815.00	\$1,630.00	\$3,000.00	\$6,000.00	\$1,300.00	\$2,600.00	\$1,300.00	\$2,600.00	\$1,500.00	\$3,000.00	\$1,775.00	\$3,550.00
72	02581	Street Lighting Conduit, 2-Inch, SCH 80 PVC	LF	162	\$25.00	\$4,050.00	\$70.00	\$11,340.00	\$28.00	\$4,536.00	\$75.00	\$12,150.00	\$30.00	\$4,860.00	\$50.75	\$8,221.50
Illumination Subtotal					\$5,680.00	\$17,340.00	\$7,136.00	\$14,750.00	\$7,860.00	\$11,771.50						
DETENTION BASIN ITEMS																
73	01270S	Piezometer	EA	1	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$3,625.00	\$3,625.00
74	02082	TYP "C" 6-Foot Diameter Precast Round Concrete Manhole	EA	1	\$10,000.00	\$10,000.00	\$8,622.14	\$8,622.14	\$18,000.00	\$18,000.00	\$12,000.00	\$12,000.00	\$30,000.00	\$30,000.00	\$17,155.54	\$17,155.54
75	02221	Remove and Dispose of Sheet Pile Weir	SF	315	\$25.00	\$7,875.00	\$105.00	\$33,075.00	\$150.00	\$47,250.00	\$27.00	\$8,505.00	\$10.00	\$3,150.00	\$73.00	\$22,995.00
76	02221	Remove and Dispose of Channel Lining	SY	1,532	\$25.00	\$38,300.00	\$13.00	\$19,916.00	\$6.00	\$9,192.00	\$5.00	\$7,660.00	\$10.00	\$15,320.00	\$8.50	\$13,022.00
77	02221	Remove and Dispose of Existing Concrete Curb and Gutter	LF	60	\$6.00	\$360.00	\$12.00	\$720.00	\$1.57	\$94.20	\$2.00	\$120.00	\$5.00	\$300.00	\$5.14	\$308.55
78	02221	Remove and Dispose of Existing Backslope Interceptor Structure	EA	2	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,500.00	\$3,000.00	\$300.00	\$600.00	\$950.00	\$1,900.00
79	02221	Remove and Dispose of Water Valve	EA	3	\$6.00	\$18.00	\$4.00	\$12.00	\$9.00	\$27.00	\$1,000.00	\$3,000.00	\$350.00	\$1,050.00	\$662.50	\$1,987.50
80	02221	Remove and Dispose of Water Meter	EA	5	\$6.00	\$30.00	\$4.00	\$20.00	\$9.00	\$54.00	\$750.00	\$3,750.00	\$350.00	\$1,750.00	\$600.00	\$3,000.00
81	02221	Remove and Dispose of Sprinkler	EA	5	\$6.00	\$30.00	\$4.00	\$20.00	\$5.00	\$25.00	\$500.00	\$2,500.00	\$250.00	\$1,250.00	\$412.50	\$2,062.50
82	02221	Remove and Dispose of Metal Post with Post / ICV Box	EA	2	\$100.00	\$200.00	\$50.00	\$100.00	\$35.00	\$70.00	\$1,000.00	\$2,000.00	\$250.00	\$500.00	\$537.50	\$1,075.00
83	02221/HCPCD 02378	Remove, Stockpile, and Re-install Stone Riprap	SY	740	\$15.00	\$11,100.00	\$115.00	\$85,100.00	\$22.00	\$16,280.00	\$20.00	\$14,800.00	\$70.00	\$51,800.00	\$56.75	\$41,995.00
84	01270S / 02621	Coarse Filter Toe Drain (Concrete Gravel), including Woven Filter Fabric	LF	1,272	\$100.00	\$127,200.00	\$19.00	\$24,168.00	\$68.00	\$86,496.00	\$60.00	\$76,320.00	\$35.00	\$44,520.00	\$45.50	\$57,876.00
85	01270S	Toe Drain Washout Structure (PVC)	EA	1	\$100.00	\$100.00	\$25.00	\$25.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$2,631.25	\$2,631.25
86	02715	Crushed Limestone - 6" Depth (All-Weather Access Road)	SY	4,104	\$35.00	\$143,640.00	\$26.00	\$106,704.00	\$24.00	\$98,496.00	\$20.00	\$82,080.00	\$20.00	\$82,080.00	\$22.50	\$92,340.00
87	HCPCD 02378-06	Granular Fill, 3"x5" (8-in Depth) (150lb/cf), including Geogrid (Tensar NX850 or Equivalent)(All-Weather Access Road)	TON	2,044	\$45.00	\$91,980.00	\$80.00	\$163,520.00	\$100.00	\$204,400.00	\$75.00	\$153,300.00	\$80.00	\$163,520.00	\$83.75	\$171,185.00

BRIAR BRANCH (W140-01-00) DETENTION BASIN EXPANSION STORM SEWER IMPROVEMENTS
WBS No. N-T17000-0021-3
Construction Bid Tabs



BIDS RECEIVED: August 22, 2024				FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 Environmental Allies 9730 Windfern Road Houston, TX 77064	BID NUMBER 2 Harper Brothers Construction, LLC 333 N Sam Houston Pkwy E Ste 650 Houston, TX 77060	BID NUMBER 3 MC2 Civil, LLC 14115 Luthe Rd. Sutie 100 Houston, TX 77039	BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	AVERAGE OF 4 BIDS	
OWNER: Memorial Redevelopment Authority TIRZ 17										
# OF BIDS: 4										
# OF ITEMS: 137										
88	02644	24" Aluminized Steel Type 2 CMP by Open-Cut, Complete in Place	LF 249	\$140.00 \$34,860.00	\$150.00 \$37,350.00	\$170.00 \$42,330.00	\$150.00 \$37,350.00	\$120.00 \$29,880.00	\$147.50 \$36,727.50	
89	02644	36" Aluminized Steel Type 2 CMP by Open-Cut, Complete in Place	LF 124	\$200.00 \$24,800.00	\$200.00 \$24,800.00	\$220.00 \$27,280.00	\$160.00 \$19,840.00	\$150.00 \$18,600.00	\$182.50 \$22,630.00	
90	HCFCO 02376	Urban Interceptor Structure	EA 2	\$3,000.00 \$6,000.00	\$5,000.00 \$10,000.00	\$4,500.00 \$9,000.00	\$6,000.00 \$12,000.00	\$5,000.00 \$10,000.00	\$5,125.00 \$10,250.00	
91	HCFCO 02241-01	Care and Control of Water	LS 1	\$40,000.00 \$40,000.00	\$40,000.00 \$40,000.00	\$80,000.00 \$80,000.00	\$10,000.00 \$10,000.00	\$60,000.00 \$60,000.00	\$47,500.00 \$47,500.00	
92	HCFCO 02315-02	Excavation and Offsite Disposal	CY 57,400	\$21.00 \$1,205,400.00	\$23.00 \$1,320,200.00	\$26.00 \$1,492,400.00	\$30.00 \$1,722,000.00	\$20.00 \$1,148,000.00	\$24.75 \$1,420,650.00	
93	HCFCO 02315-02	Excavation, Stockpile, and Re-use Soil	CY 200	\$20.00 \$4,000.00	\$45.00 \$9,000.00	\$25.00 \$5,000.00	\$10.00 \$2,000.00	\$30.00 \$6,000.00	\$27.50 \$5,500.00	
94	HCFCO 02315-08	Imported Clay (Cap over Slurry Wall), Including Excavation, Geogrid (Tensar NX850 or Equivalent), and Geotextile (Mirafi Filter Weave 700N or Equivalent)	CY 2,227	\$45.00 \$100,215.00	\$80.00 \$178,160.00	\$30.00 \$66,810.00	\$25.00 \$55,675.00	\$50.00 \$111,350.00	\$46.25 \$102,998.75	
95	HCFCO 02376-02	Concrete Channel Lining, 5" (Pilot Channel)	SY 1,093	\$100.00 \$109,300.00	\$120.00 \$131,160.00	\$205.00 \$224,065.00	\$110.00 \$120,230.00	\$150.00 \$163,950.00	\$146.25 \$159,851.25	
96	HCFCO 02376-03	Concrete Channel Lining, 6" (Weir)	SY 2,385	\$100.00 \$238,500.00	\$110.00 \$262,350.00	\$150.00 \$357,750.00	\$110.00 \$262,350.00	\$80.00 \$190,800.00	\$112.50 \$268,312.50	
97	HCFCO 02376	Concrete Channel Lining Repair, 6" (Weir)	SY 270	\$110.00 \$29,700.00	\$140.00 \$37,800.00	\$200.00 \$54,000.00	\$120.00 \$32,400.00	\$200.00 \$54,000.00	\$165.00 \$44,550.00	
98	HCFCO 02378	Riprap (Grade No. 1) (18")	SY 164	\$125.00 \$20,500.00	\$105.00 \$17,220.00	\$140.00 \$22,960.00	\$100.00 \$16,400.00	\$120.00 \$19,680.00	\$116.25 \$19,065.00	
99	10000/10001	Subsurface Barrier Wall (Furnish and Install)	SF 157,500	\$20.00 \$3,150,000.00	\$12.00 \$1,890,000.00	\$11.00 \$1,732,500.00	\$20.00 \$3,150,000.00	\$20.00 \$3,150,000.00	\$15.75 \$2,480,625.00	
100	02506	6" PVC (SDR26)	LF 120	\$35.00 \$4,200.00	\$80.00 \$9,600.00	\$100.00 \$12,000.00	\$94.95 \$11,394.00	\$50.00 \$6,000.00	\$81.24 \$9,748.50	
Detention Basin Items Subtotal				\$5,399,358.00	\$4,420,290.14	\$4,626,203.20	\$5,826,674.00	\$5,373,100.00	\$5,061,566.84	
PUMP STATION ITEMS										
101	2260	Ground water control for open-cut construction.	LS 1	\$9,500.00 \$9,500.00	\$40,000.00 \$40,000.00	\$9,750.00 \$9,750.00	\$50,000.00 \$50,000.00	\$5,000.00 \$5,000.00	\$26,187.50 \$26,187.50	
102	2260	(Trench safety systems for trench excavation) Provide Trench Safety Plan, sealed by a Professional Engineer licensed in Texas, complete in place, all in strict accordance with the plans and specifications.	LF 450	\$12.00 \$5,400.00	\$350.00 \$157,500.00	\$5.00 \$2,250.00	\$5.00 \$2,250.00	\$5.00 \$2,250.00	\$91.25 \$41,062.50	
103	02317 02612 02631	4'x4' precast reinforced concrete box sewers, and all else required for a complete and properly operating system, all in strict accordance with the plans and specifications.	LF 130	\$450.00 \$58,500.00	\$661.68 \$86,018.40	\$680.00 \$88,400.00	\$1,000.00 \$130,000.00	\$500.00 \$65,000.00	\$710.42 \$92,354.60	
104	9900	(Painting) Painting for piping, valves, and all else required for a complete and properly operating system, all in accordance with the plans and specifications.	LS 1	\$25,000.00 \$25,000.00	\$55,000.00 \$55,000.00	\$50,000.00 \$50,000.00	\$25,000.00 \$25,000.00	\$20,000.00 \$20,000.00	\$37,500.00 \$37,500.00	
105	11316 01505	(Vertical, single stage, non-clog centrifugal pumps) Non-clog centrifugal submersible pumps for lift station, including base elbows, pipe supports, and anything else required for a complete and properly operating system, all in strict accordance with the plans and specifications.	LS 1	\$75,000.00 \$75,000.00	\$444,644.20 \$444,644.20	\$404,222.00 \$404,222.00	\$400,000.00 \$400,000.00	\$450,000.00 \$450,000.00	\$424,716.55 \$424,716.55	
106	2524	Air release valve for pumping system force main piping, including anything required for a complete and properly operating system, all in strict accordance with the plans and specifications	EA 4	\$500.00 \$2,000.00	\$5,105.88 \$20,423.52	\$1,250.00 \$5,000.00	\$2,500.00 \$10,000.00	\$15,500.00 \$62,000.00	\$6,088.97 \$24,355.88	
107	15053 15140 02501 02510 02631 02525 02526 05520	(Pump station piping) 12-inch riser piping, including, valves, and piping modification not included in bid items above, all in strict accordance with the plans and specifications.	LS 1	\$2,500.00 \$2,500.00	\$208,469.80 \$208,469.80	\$189,518.00 \$189,518.00	\$200,000.00 \$200,000.00	\$165,000.00 \$165,000.00	\$190,746.95 \$190,746.95	
108	15053 15140 02501 02510 02631 02525 02526 05520	(Pump station piping) 18-inch header piping, including, valves, piping modification not included in bid items above, all in strict accordance with the plans and specifications.	LS 1	\$3,750.00 \$3,750.00	\$132,092.40 \$132,092.40	\$120,084.00 \$120,084.00	\$130,000.00 \$130,000.00	\$85,000.00 \$85,000.00	\$116,794.10 \$116,794.10	
109		Structural - Wet well complete in place with all appurtenances as shown on the contract plans.	LS 1	\$1,042,294.00 \$1,042,294.00	\$2,237,917.00 \$2,237,917.00	\$1,988,565.00 \$1,988,565.00	\$1,675,000.00 \$1,675,000.00	\$1,300,000.00 \$1,300,000.00	\$1,800,370.50 \$1,800,370.50	
110		Structural - Valve vault complete in place with all appurtenances as shown on the contract plans.	LS 1	\$576,773.00 \$576,773.00	\$548,933.00 \$548,933.00	\$499,030.00 \$499,030.00	\$350,000.00 \$350,000.00	\$250,000.00 \$250,000.00	\$411,990.75 \$411,990.75	

BRIAR BRANCH (W140-01-00) DETENTION BASIN EXPANSION STORM SEWER IMPROVEMENTS
WBS No. N-T17000-0021-3
Construction Bid Tabs



BIDS RECEIVED: August 22, 2024				FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Environmental Allies 9730 Windfern Road Houston, TX 77064		BID NUMBER 2 Harper Brothers Construction, LLC 333 N Sam Houston Pkwy E Ste 650 Houston, TX 77060		BID NUMBER 3 MC2 Civil, LLC 14115 Luthe Rd. Sutie 100 Houston, TX 77039		BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080		AVERAGE OF 4 BIDS		
OWNER: Memorial Redevelopment Authority TIRZ 17																
# OF BIDS: 4																
# OF ITEMS: 137																
111		Structural - Intake structure complete in place with all appurtenances as shown on the contract plans.	LS	1	\$131,227.00	\$131,227.00	\$231,055.00	\$231,055.00	\$210,050.00	\$210,050.00	\$75,000.00	\$75,000.00	\$35,000.00	\$35,000.00	\$137,776.25	\$137,776.25
112		Structural - Retaining wall modifications for discharge line penetration, along with railing modifications & flap gate complete in place with all appurtenances as shown on the contract plans.	LS	1	\$32,974.00	\$32,974.00	\$196,875.70	\$196,875.70	\$178,977.00	\$178,977.00	\$45,000.00	\$45,000.00	\$30,000.00	\$30,000.00	\$112,713.18	\$112,713.18
113		Structural - CMU control building with precast roof, built up roofing system and entry stoop & stairs complete in place with all appurtenances as shown on the contract plans.	LS	1	\$84,402.00	\$84,402.00	\$222,966.70	\$222,966.70	\$202,697.00	\$202,697.00	\$150,000.00	\$150,000.00	\$110,000.00	\$110,000.00	\$171,415.93	\$171,415.93
114		Electrical - Control Panel and Panel Instrumentation	EA	1	\$150,000.00	\$150,000.00	\$137,500.00	\$137,500.00	\$125,000.00	\$125,000.00	\$100,000.00	\$100,000.00	\$10,000.00	\$10,000.00	\$93,125.00	\$93,125.00
115		Electrical - Lighting Contactor	EA	1	\$15,000.00	\$15,000.00	\$1,641.67	\$1,641.67	\$625.00	\$625.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$1,441.67	\$1,441.67
116		Electrical - Lighting/Distribution Panel	EA	1	\$35,000.00	\$35,000.00	\$2,750.00	\$2,750.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$20,000.00	\$20,000.00	\$6,812.50	\$6,812.50
117		Electrical - Autodialer or Motorola ACE3600	EA	1	\$40,000.00	\$40,000.00	\$6,875.00	\$6,875.00	\$6,250.00	\$6,250.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$7,031.25	\$7,031.25
118		Electrical - Miscellaneous Electrical, Instrumentation & Control	EA	1	\$30,000.00	\$30,000.00	\$2,062.50	\$2,062.50	\$1,875.00	\$1,875.00	\$2,000.00	\$2,000.00	\$250,000.00	\$250,000.00	\$63,984.38	\$63,984.38
119		Electrical - Other Lighting including Electrical Building	EA	1	\$18,000.00	\$18,000.00	\$13,750.00	\$13,750.00	\$12,500.00	\$12,500.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$14,062.50	\$14,062.50
120		Electrical - Level indicating transmitter for control panel	EA	2	\$35,000.00	\$70,000.00	\$3,437.50	\$6,875.00	\$3,125.00	\$6,250.00	\$2,500.00	\$5,000.00	\$5,000.00	\$10,000.00	\$3,515.63	\$7,031.25
121		Electrical - Conduit and Cable	EA	1	\$175,000.00	\$175,000.00	\$642,125.00	\$642,125.00	\$583,750.00	\$583,750.00	\$500,000.00	\$500,000.00	\$20,000.00	\$20,000.00	\$436,468.75	\$436,468.75
122		Electrical - New Electric Service	EA	1	\$25,000.00	\$25,000.00	\$20,625.00	\$20,625.00	\$18,750.00	\$18,750.00	\$15,000.00	\$15,000.00	\$160,000.00	\$160,000.00	\$53,593.75	\$53,593.75
123		Electrical - Motor Control Center w/ MTS	EA	1	\$123,000.00	\$123,000.00	\$151,250.00	\$151,250.00	\$137,500.00	\$137,500.00	\$110,000.00	\$110,000.00	\$100,000.00	\$100,000.00	\$124,687.50	\$124,687.50
124		Electrical - 15kVA 1-Phase Transformer	EA	1	\$35,000.00	\$35,000.00	\$2,750.00	\$2,750.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$3,687.50	\$3,687.50
125		Electrical - Mini-Split AC Unit	EA	1	\$32,000.00	\$32,000.00	\$68,750.00	\$68,750.00	\$62,500.00	\$62,500.00	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$39,062.50	\$39,062.50
126		Electrical - Field Instrumentation (2 x Hydromanager units)	EA	2	\$15,000.00	\$30,000.00	\$6,875.00	\$13,750.00	\$6,250.00	\$12,500.00	\$5,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$7,031.25	\$14,062.50
Pump Station Items Subtotal					\$2,827,320.00	\$2,827,320.00	\$5,652,599.89	\$5,652,599.89	\$4,921,043.00	\$4,921,043.00	\$4,008,750.00	\$4,008,750.00	\$3,229,750.00	\$3,229,750.00	\$4,453,035.72	\$4,453,035.72
TREE PROTECTION ITEMS																
127	01562	Install Root Pruning Trench	LF	275	\$5.00	\$1,375.00	\$16.00	\$4,400.00	\$50.00	\$13,750.00	\$9.00	\$2,475.00	\$10.00	\$2,750.00	\$21.25	\$5,843.75
128	01562	Install Zero Curb Cutback	LF	810	\$13.00	\$10,530.00	\$8.00	\$6,480.00	\$20.00	\$16,200.00	\$17.00	\$13,770.00	\$15.00	\$12,150.00	\$15.00	\$12,150.00
Tree Protection Subtotal					\$11,905.00	\$11,905.00	\$10,880.00	\$10,880.00	\$29,950.00	\$29,950.00	\$16,245.00	\$16,245.00	\$14,900.00	\$14,900.00	\$17,993.75	\$17,993.75
LANDSCAPING ITEMS																
129	02922	Bermuda Sod (Including Topsoil up to 12" Thick)	SY	2,432	\$7.00	\$17,024.00	\$28.00	\$68,096.00	\$25.00	\$60,800.00	\$20.00	\$48,640.00	\$5.00	\$12,160.00	\$19.50	\$47,424.00
130	02921	Hydromulch Seeding	AC	7	\$1,500.00	\$10,500.00	\$2,000.00	\$14,000.00	\$2,200.00	\$15,400.00	\$2,700.00	\$18,900.00	\$1,500.00	\$10,500.00	\$2,100.00	\$14,700.00
Landscaping Subtotal					\$27,524.00	\$27,524.00	\$82,096.00	\$82,096.00	\$76,200.00	\$76,200.00	\$67,540.00	\$67,540.00	\$22,660.00	\$22,660.00	\$62,124.00	\$62,124.00
EXTRA UNIT PRICE ITEMS																
131	01270S	Temporary Basin Pumping	MO	15	\$25,000.00	\$375,000.00	\$5,000.00	\$75,000.00	\$3,500.00	\$52,500.00	\$100.00	\$1,500.00	\$1,000.00	\$15,000.00	\$2,400.00	\$36,000.00
132	01562	Clearance Prune Tree	EA	10	\$115.00	\$1,150.00	\$500.00	\$5,000.00	\$750.00	\$7,500.00	\$250.00	\$2,500.00	\$150.00	\$1,500.00	\$412.50	\$4,125.00
133	01562	Crown Cleaning Prune	EA	10	\$200.00	\$2,000.00	\$800.00	\$8,000.00	\$1,200.00	\$12,000.00	\$350.00	\$3,500.00	\$250.00	\$2,500.00	\$650.00	\$6,500.00
134	01562	Root Stimulation	EA	10	\$190.00	\$1,900.00	\$850.00	\$8,500.00	\$2,000.00	\$20,000.00	\$250.00	\$2,500.00	\$150.00	\$1,500.00	\$812.50	\$8,125.00
Extra Unit Price Subtotal					\$375,000.00	\$375,000.00	\$96,500.00	\$96,500.00	\$92,000.00	\$92,000.00	\$10,000.00	\$10,000.00	\$20,500.00	\$20,500.00	\$54,750.00	\$54,750.00
CASH ALLOWANCE ITEMS																
135	1110	Street Cut Permit	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
136	01110	Streetlights	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
137	01110	Work Change Directives	LS	1	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
Cash Allowance Subtotal					\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00	\$515,000.00
TOTAL					\$13,954,827.00	\$13,954,827.00	\$16,346,097.87	\$16,346,097.87	\$16,077,709.99	\$16,077,709.99	\$16,889,455.00	\$16,889,455.00	\$13,797,688.00	\$13,797,688.00	\$15,777,737.72	\$15,777,737.72

Note 1: Amounts in RED are mathematical errors found in the bid tabs. The amounts currently shown have been corrected

17.14%

15.21%

21.03%

-1.13%

13%



August 23, 2024
Gauge Engineering, LLC
Firm No.: F-20017

TASK ORDER NO.



August 23rd, 2024

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

Re: Proposal for Construction Management and Inspection – W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements

Dear Mr. Bean,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Management and Inspection for the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Water Improvements Project. We propose to perform these services over the 20-month construction duration for a Time and Material amount of \$482,410. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B".

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

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

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Signature Date 8-27-2024

Ann T. Givens, Chair
Print

Accepted for
City of Houston:

Signature Date

Print

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

**EXHIBIT A
SCOPE OF SERVICES**

**W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER
IMPROVEMENTS**

CONSTRUCTION MANAGEMENT & INSPECTION

Construction Management (CM) Services: The Construction Manager shall provide the following services:

- A. Provide evidence that all required permits, licenses and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- B. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- C. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 17 board meeting. The progress report shall present an assessment of the current status of the project and work remaining.
- D. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.
- E. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- F. Receive and evaluate Change Proposals to the Contract and proposed Change Orders. These may be the result of change conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor and prepare all necessary Proposals and Change Order documentation for appropriate approvals by the TIRZ 17 and the Contractor.
- G. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- H. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.
- I. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 17 of the complaints and any proposed remedies.
- J. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents.

The CM shall maintain financial records for the project, including payment requests and supporting documentation. The CM shall maintain record drawings and specifications and shall coordinate in consultation with the Engineers, the incorporation of field changes and information from the Contractor's as-built "red-line" drawings into the Record Drawings. The CM shall confirm that all items required under the terms of the contract as a condition of final payment issuance.

- K. At the end of the project, receive submittals/shop drawings from the Contractor and will coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process.

Construction Inspector Services: The Inspector shall provide the following services:

- A. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 17, include performing shop visits of Contractor furnished material and equipment.
- B. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- C. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant.
- D. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- E. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- F. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note:

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. Gauge will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety

EXHIBIT B
W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION
AND STORM SEWER IMPROVEMENTS
LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION



Labor & Expenses

Description	Billing Rate	TOTALS			2024			2025												2026				
		Hours	Amount	% of Labor	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Construction Manager	\$195.00	406	\$79,170	17.1%	32	24	24	18	18	18	18	18	18	18	18	18	18	18	18	18	18	24	32	
Sr. Construction Inspector	\$130.00	2,958	\$384,540	82.9%				174	174	174	174	174	174	174	174	174	174	174	174	174	174	174	174	
Totals																								
LABOR SUBTOTAL		\$463,710	100.0%		\$6,240	\$4,680	\$4,680	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$26,130	\$27,300	\$28,860	
EXPENSES SUBTOTAL		\$18,700					\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	
GRAND TOTAL		\$482,410			\$6,240	\$4,680	\$4,680	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230	\$28,400	\$29,960	

NTP

Mobilize

Substantial Final

TASK ORDER NO.



August 23rd, 2024

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

Re: Proposal for Construction Materials Testing – W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements

Dear Mr. Bean,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Materials Testing for the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements Project. We propose to perform these services over the 20-month construction duration for a Time and Material amount of \$88,504. A detailed breakdown of the scope items and fee can be found under Exhibit "A". The total fee with a 10% markup for sub management is summarized in the table below.

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
Construction Materials Testing	\$80,458	10%	\$88,504

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", written over a blue scribble.

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Signature Date 8-27-2024

Ann T. Givens, Chair

Print

Accepted for
City of Houston:

Signature Date

Attachments: Exhibit A – CMT – Geotest Engineering, Inc. Print

EXHIBIT A



GEOTEST ENGINEERING, INC.

Geotechnical Engineers & Materials Testing

5600 Bintliff Drive

Houston, Texas 77036

Telephone: (713) 266-0588

Fax: (713) 266-2977

Proposal No. 11502235-99

Date: 05-31-2024

Mr. David G. Greaney, PE
Project Manager
Gauge Engineering
dgreaney@gaugeengineering.com

**Re: Briar Branch Detention Basin & Storm Sewer Improvements
WBS No. N-T00030-0GEC-3**

Dear Sir,

Geotest Engineering, Inc. appreciates the opportunity to submit our scope of services and budget estimate to provide materials testing and engineering services. Based on the information furnished to us, we estimate a budget of \$80,458.00. Any additional services requested and not part of this estimate will be charged in accordance with Geotest fee schedule. A worksheet with the breakdown of quantities is included with this proposal for your convenience.

We look forward to working with you. If you have any questions, please contact us at your convenience.

Very truly yours,
GEOTEST ENGINEERING, INC.

Madhu R. Munirathnam, P.E.
Vice President

TBPE Registration No. F-410

05/31/24

EXHIBIT A

GEOTEST ENGINEERING, INC.

5600 Bintliff Drive Houston, Texas 77036 Tel (713) 266-0588

**CONSTRUCTION MATERIALS COST ESTIMATE
BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS
WBS NO. N-T00030-0GEC-3**

	<u>Quantity</u>	<u>Unit Rate</u>		<u>Amount</u>
PERSONNEL				
010100 Project ManageR, P.E. (Report Review & Precon)	<u>18</u>	\$180.00 / Hr	=	<u>\$3,240.00</u>
10700 Technician	<u>814</u>	\$60.00 / Hr	=	<u>\$48,840.00</u>
10701 Technician (OT)	<u>80</u>	\$90.00 / Hr	=	<u>\$7,200.00</u>
15000 Vehicle Charge	<u>120</u>	\$65.00 / Trip	=	<u>\$7,800.00</u>
		Sub total		\$67,080.00
PORTLAND CEMENT CONCRETE				
30100 Compressive Str. (Cylinder) (C-39)	<u>116</u>	\$17.00 / Ea	=	<u>\$1,972.00</u>
		Sub total		\$1,972.00
MASONRY				
60100 Compressive Strength, Mortar Cubes (C 109)	<u>2</u>	\$140.00 Set 6		<u>\$280.00</u>
60400 Compressive Strength, Grout Prisms (C 1019)	<u>2</u>	\$140.00 Set 4		<u>\$280.00</u>
		Sub total		\$560.00
HMAC				
40500 Extraction/Gradation (Tex - 210F)	<u>2</u>	\$203.00 /Ea	=	<u>\$406.00</u>
40700 HVEEM Stability (Tex - 208F)	<u>2</u>	\$95.00 Set	=	<u>\$190.00</u>
40800 Bulk Density - Lab Molded or Core (Tex - 207F)	<u>2</u>	\$54.00 Set	=	<u>\$108.00</u>
41000 Molding Specimens (Tex - 206F)	<u>2</u>	\$63.00 Set	=	<u>\$126.00</u>
41100 Maximum Theoretical Specific Gravity (Tex - 227F)	<u>2</u>	\$91.00 /Ea	=	<u>\$182.00</u>
		Sub total		\$1,012.00
SOILS				
90100 Liquid & Plastic Limits (D 4318)	<u>4</u>	\$62.00 / Ea	=	<u>\$248.00</u>
90600 Percent Passing #200 Sieve (D 1140)	<u>3</u>	\$48.00 / Ea	=	<u>\$144.00</u>
92300 OMD Standard Compaction (D 698, TEX 114 E)	<u>3</u>	\$204.00 / Ea	=	<u>\$612.00</u>
90500 Sieve analysis w/ Hydrometer (D 422)		\$225.00 / Ea	=	
92800 Optimum Lime Content - PI Method	<u>1</u>	\$242.00 / Ea	=	<u>\$242.00</u>
95101 Nuclear Density Gauge (D 6938)	<u>646</u>	\$11.00 / hour	=	<u>\$7,106.00</u>
		Sub total		\$8,352.00
TREATED SOILS				
94100 Cement Sand Compressive Str. (D 1633)	<u>8</u>	\$71.00 / Ea	=	<u>\$568.00</u>
94500 OMD Strength Compaction, Treated (D 698)	<u>3</u>	\$225.00 / Ea	=	<u>\$675.00</u>
94600 OMD Strength Compaction, Treated (D 1557)	<u>1</u>	\$239.00 / Ea	=	<u>\$239.00</u>
		Sub total		\$1,482.00
		TOTAL		\$80,458.00

NOTE:

- 1) Overtime rate of 1.5 times the appropriate hourly rate is applicable for all hourly employees for any hours as noted below:
 - 1 a. Worked before 6:00 a.m. or after 6:00 p.m. Monday through Friday,
 - 1 b. Any hours worked on Saturday, Sunday, or Holiday,
 - 1 c. Over 8 hours/day.
- 2) A minimum of 4 hours will be charged at the applicable rate for all technician/inspector services.

EXHIBIT A

Briar Branch Detention Basin & Storm Sewer Improvements

Basis of Assumptions:

- 6 days of 6 hours per day for lime slurry application, gradation, and density test on Lime Stabilized Subgrade
- 18 days of 6 hours per day for all type of Pavement, Sidewalk Driveway Curb concrete testing
- 5 days of 8 hours per day for asphalt testing
- 37 days of 8 hours per day for density tests on Drainage Items
- 6 days of 8 hours per day for Waterline & Sanitary Density test
- 13 days of 6 hours per day for Detention Basin concrete testing
- 9 days of 6 hours per day for density test on Detention Basin
- 14 days of 8 hours and 2 days of 6 hours per day for Density and CMU testing on Pump Building
- 10 days of 3 hours per day for Soil sample and concrete sample pickup

TASK ORDER NO.



August 23rd, 2024

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

Re: Proposal for Construction Phase Services – W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Water Improvements

Dear Mr. Bean,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Phase Services for the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements. We propose to perform these services over the 20-month construction duration for a Time and Material amount of \$298,743. A detailed breakdown of the scope items and fee can be found under Exhibits “A” thru “D”.

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Signature Date 8-27-2024

Ann T. Givens, Chair

Print

Accepted for
City of Houston:

Signature Date

Print

- Attachments: Exhibit A - Scope of Services
Exhibit B - Level-of-Effort
Exhibit C – Lift Station Services Support - LJA
Exhibit D – Subsurface Barrier Wall Support - Cibor

**EXHIBIT A
SCOPE OF SERVICES**

**W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER
IMPROVEMENTS
CONSTRUCTION PHASE SERVICES**

Construction Phase: Gauge will provide the following scope of services during the construction phase of the project:

- 1. Preconstruction Meeting**
Prepare for and Conduct a preconstruction meeting with the contractor.
- 2. Periodic Inspection Visits**
Conduct site visits (on a monthly basis at minimum) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager.
- 3. Change Orders**
Gauge is prepared to support with the development of change orders if needed.
- 4. Review Schedules, Submittals, Laboratory Test Results, RFIs, and Other Data**
Review and fully respond to Requests for Information (RFIs) to the Construction Manager within max. 4 days, or as otherwise directed.
- 5. Substantial & Final Completion Walkthrough & Punch List**
 - a. Review progress of work for Substantial Completion Walkthrough.
 - b. Generate a punch list of items for correction.
 - c. Substantiate items that are completed.
 - d. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) and Final Acceptance or second walkthrough.
 - e. Issue Final Completion & Acceptance Letter to City of Houston recommending acceptance & release of final payment.
- 6. Monthly Progress Meetings/Reports for Board Meetings**
Participate in monthly progress meetings. Develop progress reports for the Board Meetings.
- 7. Finalize As-Built Drawings**
 - a. Coordinate with contractors, CM/CI to provide complete record of As-Built Drawings.
 - b. Within thirty (30) days after receipt of As-Built from the contractor to the CM, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format) and a Microstation file (.dgn).
- 8. Project Management/Coordination/Miscellaneous**
 - a. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.

- b. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- c. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

EXHIBIT B
W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION
AND STORM SEWER IMPROVEMENTS
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT



I. CONSTRUCTION PHASE SERVICES

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROJECT ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Construction Phase Services (20-month duration)							
1 Preconstruction Meeting	4	8	8			20	\$3,080.00
2 Periodic Inspection Visits	20	60	180			260	\$37,500.00
3 Change Orders	4	16	24			44	\$6,520.00
4 Review Schedules, Submittals, Laboratory Test Results, RFIs, & Other Data	16	64	160		18	258	\$36,430.00
5 Substantial & Final Completion Walkthrough & Punch List	8	12	16			36	\$5,520.00
6 Monthly Progress Meetings/Reports for Board meetings	12	40	60		18	130	\$18,370.00
7 Finalize As-built Drawings	4	12	16	48		80	\$11,280.00
8 Project Management/Coordination/Miscellaneous	16	32	40			88	\$13,400.00
<i>Total</i>	84	244	504	48	36	916	\$132,100.00
TOTAL HOURS	84	244	504	48	36	916	
Contract Labor Rate	\$180.00	\$160.00	\$135.00	\$135.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$15,120.00	\$39,040.00	\$68,040.00	\$6,480.00	\$3,420.00		\$132,100.00

II. SUBCONTRACTED CONSTRUCTION PHASE SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Lift Station Services Support - LJA (Exhibit C)	\$55,025.00	10%	\$60,528.00
2 Subsurface Barrier Wall Support - Cibor Geoconsultants (Exhibit D)	\$94,800.00	10%	\$104,280.00
TOTAL REIMBURSABLE EXPENSES			\$164,808.00

III. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction/Deliveries	1	LS	\$1,500.00	\$1,500.00
2 Mileage	500	MILE	\$0.67	\$335.00
TOTAL REIMBURSABLE EXPENSES				\$1,835.00

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	\$132,100.00
II. SUBCONTRACTED CONSTRUCTION PHASE SERVICES	\$164,808.00
III. EXPENSES	\$1,835.00
PROJECT TOTAL	\$298,743.00

Briar Branch Pump Station Fee Estimate

EXHIBIT C

TASK DESCRIPTION	PROJECT MANAGER	MECH ENGINEER-SENIOR	STRUC ENGINEER-SENIOR	ELEC ENGINEER-SENIOR	MECH ENGINEER (PROJECT)	STRUC ENGINEER (PROJECT)	ELEC ENGINEER (PROJECT)	ENGINEER-IN-TRAINING	ENGINEER (DESIGN)	ENGINEER TECHNICIAN-SENIOR	CADD OPERATOR-SENIOR	ADMINISTRATIVE/CLERICAL	TOTAL LABOR HRS. & COSTS
CONSTRUCTION PHASE SERVICES - PROJECT MANAGEMENT, COORDINATION, & SITE VISITS													
1. Construction Kick Off Meeting	1	1	1	1									4
2. Monthly Periodic Project Progress Meetings via Teams for 22 months (mtgs.@ 1 hr/ea)	22												22
3. Site Visits (6 site visits total)	18												18
4. CenterPoint Energy Electrical Coordination - to be done by Gauge													0
5. CenterPoint Energy Natural Gas Coordination - to be done by Gauge													0
	0												0
HOURS SUB-TOTALS	41	1	1	1	0	0	0	0	0	0	0	0	44
CONTRACT RATE PER HOUR	\$300.00	\$275.00	\$275.00	\$275.00	\$175.00	\$175.00	\$175.00	\$150.00	\$175.00	\$150.00	\$185.00	\$90.00	
TOTAL LABOR COSTS	\$12,300.00	\$275.00	\$275.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,125.00
% DISTRIBUTION OF STAFFING	93.18%	2.27%	2.27%	2.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
SUBTOTAL - PROJECT MANAGEMENT AND DOCUMENT SUBMISSION						\$154.79							\$13,125.00
CONSTRUCTION PHASE SERVICES - TECHNICAL													
1. Pump Station - Mechanical													
a. Review of/Response to Pump related Submittals (6) & RFIs (2)		12						24					36
b. Review of/Response to resubmittals of Submittals and RFIs (4)		6						12					18
2. Pump Station - Structural													
a. Review of/Response to Pump Station Structural related Submittals (8) & RFIs (4)			24					48					72
b. Review of/Response to resubmittals of Submittals and RFIs (6)			10					24					34
3. Pump Station - Electrical													
a. Review of/Response to Pump Station Electrical related Submittals (15) & RFIs (5)				12			30						42
b. Review of/Response to resubmittals of Submittals and RFIs (10)				4			10						14
HOURS SUB-TOTALS	0	18	34	16	0	0	40	108	0	0	0	0	216
CONTRACT RATE PER HOUR	\$300.00	\$275.00	\$275.00	\$275.00	\$175.00	\$175.00	\$175.00	\$150.00	\$140.00	\$150.00	\$185.00	\$90.00	
TOTAL LABOR COSTS	\$0.00	\$4,950.00	\$9,350.00	\$4,400.00	\$0.00	\$0.00	\$7,000.00	\$16,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,900.00
% DISTRIBUTION OF STAFFING	0.00%	8.33%	15.74%	7.41%	0.00%	0.00%	18.52%	50.00%	0.00%	0.00%	0.00%	0.00%	
SUBTOTAL - PHASE 1 PER													\$41,900.00
TOTAL	\$12,300.00	\$5,225.00	\$9,625.00	\$4,675.00	\$0.00	\$0.00	\$7,000.00	\$16,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,025.00

EXHIBIT D



Proposal No. 123-004-02
August 23, 2023

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Attention: Derek St. John, P.E., CFM / David G. Greaney, P.E.
Principal Project Manager

**Updated Proposal for Construction Phase Services
Installation of Subsurface Barrier
W140-00-00 Storm Water Detention Basin Expansion
North of Katy Freeway, Between Blalock and Bunker Hill
Houston, Texas**

Introduction

As requested by Mr. David Greaney, P.E. with Gauge Engineering (Gauge), Cibor Geoconsultants (Cibor) is pleased to prepare this proposal to provide periodic observation and review of test data provided by the Specialty Contractor during installation of an impervious barrier to allow deepening of the existing detention basin to its design bottom elevation. The existing stormwater basin, identified as W140-00-00 Briar Branch, is located about 700 feet north of the west-bound frontage road of I-10 Katy Freeway (Old Katy Road), and approximately 1200 feet west of Blalock Road. The basin's plan dimensions are roughly 640 feet by 500 feet. The 8- to 10-foot existing basin is planned to be deepened by about 10 feet.

Scope of Services

The purpose of Cibor's involvement during the construction phase of this project will be to verify that the Specialty Contractor is installing the subsurface barrier and its cover in substantial conformance to the plans and specifications prepared by Gauge by:

- Conducting onsite observation during installation of the subsurface barrier (i.e., soil-bentonite slurry wall) along the perimeter of the storm water detention basin.
- Conducting onsite observation during placement of the cover over the completed subsurface barrier.
- Reviewing records of field and laboratory QC tests performed by the Specialty Contractors' QC teams, and other documentation as required in the project

EXHIBIT D

specifications and on the plan set drawings prepared by Gauge. We anticipate that the field and laboratory test records will include but not be limited to:

- Depth of penetration of the subsurface barrier along the entire perimeter of the basin.
- Conformity to specifications regarding:
 - Viscosity (marsh funnel) of the initial bentonite slurry
 - Unit weight
 - Strength
 - Hydraulic Conductivity
 - Curing Time
 - Proportioning of mix
- Reviewing any records (as required by the project plans and specifications) related to noise and vibration control.

At completion of the construction phase of the project relating to: installation of the subsurface barrier and its cover, Cibor will prepare a letter summarizing our opinion regarding the adequacy of the barrier installation and its substantial conformance to the project plans and specifications. We will, of course, communicate with and provide input to Gauge regarding the progress of the barrier installation and its conformity to the design plans and specifications

Schedule

We understand that sealed bids are due at Gauge Engineering's office on August 22, 2024. Substantial completion of construction is expected to extend 470 calendar days after date of commencement of work which will follow the 90-day submittal time after N-T-P is given. Notice-to-proceed is expected to be issued only after the plan set is signed off.

Based on an industry "rule-of-thumb" a production rate for the subsurface barrier on the order of 2,500 ft² per day is being assumed by Cibor for budgeting purposes. We anticipate that the Specialty Contractor will work up to 5, 10-hour days.

Terms and Conditions

We propose to perform our services as an amendment to our existing *Subconsulting Agreement* between Cibor Geoconsultants and Gauge Engineering, LLC, which incorporates applicable provisions of the terms and conditions included in the existing prime agreement between Gauge Engineering and their Client, Memorial City Development Authority (TIRZ No. 17). The original *Subconsulting Agreement* between Cibor and Gauge was executed by Mr. Derek St. John, Principal with Gauge, on March 20, 2023.

We propose a budget of \$94,800. This includes a lump sum of \$17,550 to cover the project budget overage as indicated on Attachment 1. The remaining estimated budget of \$77,250 for Cibor's field and office staff will be on a time-and-materials basis in accordance with the published "*City of Houston Schedule of Fees – Construction Materials Engineering Testing and Inspection Services*

EXHIBIT D

Contract” (see Attachment 1). Construction-related T & M services are estimated to be 14 weeks of actual subsurface barrier installation time and an additional one week prior to beginning installation, and one week following completion of barrier and cover installation (i.e., 16 weeks total). This estimate is based on the following:

- A construction time related to installation of the subsurface barrier and earthen composite cover placed over the completed barrier of about 14 weeks (about 70 field days), based on installation of 157,500 ft² of subsurface barrier at a typical industry “rule-of-time” production rate of 2500 ft² per day. Cibor’s estimate expected to include:
 - Approximately 50 percent onsite observation and record-keeping by Cibor’s Field Logger/Staff Engineer during the week and about one-quarter time for a Technician. This is an estimated average which could vary from week to week.
 - Approximately 20 percent of time being spent each week by Senior/Project Engineer undertaking onsite site visits and reviewing progress of field work.
 - Six to eight hours of time spent each week by Project Engineer in reviewing submitted field and lab test results and other Specialty Contractors’ supporting documents as required by project plans and specifications.
 - Approximately 60 hours of Senior Engineer time spent in review of required submittals, and meetings and consultation with Gauge and Gauge’s Client related to installation of subsurface barrier and its cover.
 - Field and office personnel will be assisted by Support Personnel with oversight by a Principal Engineer.
- Cibor will only be reviewing field and laboratory test results performed by the Specialty Contractors’ QC group and/or third-party QA testing firm retained by Gauge or their Client.
- Cibor will not be performing any independent field or laboratory testing.

Closing

Cibor Geoconsultants appreciates the opportunity to be of continued service to Gauge Engineering during the construction phase of this project. If you need further information or if you have any questions, please do not hesitate to call us.

Sincerely,

Cibor, Inc.

TBPE Firm Registration No. F-15616



Joseph M. Cibor, P.E.

Principal

Copies Submitted: PDF via e-mail to Derek St. James at dstjojn@gaugeengineering.com
and David Greaney at dgreaney@gaugeengineering.com

Attachment: Cost Breakdown – Attachment 1

EXHIBIT D

Budget BREAKDOWN
Proposal for Construction Phase Services
Installation of Subsurface Barrier
W140-00-00 Storm Water Detention Basin Expansion
North of Katy Freeway, Between Blalock and Bunker Hill
Houston, Texas

I	Description	Quantity	Unit	Rate	Amount
Breakdown of Project Overrun					
	Principal, P.E.	28	hrs	\$167.00	\$4,676.00
	Staff Engineer/Geologist, E.I.T	64	hrs	\$82.00	\$5,248.00
	Senior Engineer/Geophysicist, P.E.	62	hrs	\$123.00	\$7,626.00
Sub-total for Breakdown of Project Overrun					\$17,550.00

II	Description	Quantity	Unit	Rate	Amount
FIELD AND OFFICE SERVICES DURING CONSTRUCTION					
	Principal, P.E.	4	hrs	\$167.00	\$668.00
	Senior Engineer, P.E.	150	hrs	\$123.00	\$18,450.00
	Project Engineer/Geologist, P.E.	10	hrs	\$96.00	\$960.00
	Graduate Engineer, CMT Manager	375	each	\$76.00	\$28,500.00
	Technician, Non-Certified	188	each	\$37.00	\$6,956.00
	Support Personnel	40	each	\$36.00	\$1,440.00
	Vehicle Charge	526	each	\$7.50	\$3,945.00
Sub-total for Field and Office Services During Construction					\$60,919.00

III	Description	Quantity	Unit	Rate	Amount
ENGINEERING/GEOLOGIC CONSULTING ANALYSIS AND REPORTING					
	Principal, P.E.	8	hrs	\$167.00	\$1,336.00
	Senior Engineer, P.E.	60	hrs	\$123.00	\$7,380.00
	Project Engineer/Geologist, P.E.	44	hrs	\$96.00	\$4,224.00
	Staff Engineer, E.I.T	16	hrs	\$82.00	\$1,312.00
	Graduate Engineer/Geologist/ CMT Engineer	8	hrs	\$76.00	\$608.00
	Support (CAD/Gint)	40	hrs	\$36.00	\$1,440.00
Sub-total for Engineering/Geologic Consulting Analysis and Reporting					\$16,300.00

TOTAL \$94,769.00

Memorial City Redevelopment Authority Status Update

As of August 21, 2024

W-140 Detention Basin Improvement Project (\$3,394,000 EPA grant)

- All EPA approvals (grant execution, environmental, procurement package) received.
- Project is in bid phase.
- TGC will complete construction compliance and administration activities during construction phase, to include grant disbursements.

Memorial Drive Phase II (H-GAC Funding Pursuit with City of Bunker Hill Village)

- Project scored well enough in planning factors to advance to benefit-cost analysis (BCA)
- BCA scores at approximately 1.07
- Materials to be submitted in August
- Scoring anticipated to be completed by November 2024

Memorial Drive Phase II (FY25 Earmark Submission, \$7M request)

- Pending further development of FY25 federal budget
- Anticipate progress will not occur until early 2025, following the November elections

Memorial Drive Phase II (\$3M HUD grant, \$2,334,146.53 MCRA share)

- Funds made available from FY24 earmark award
- City of Bunker Hill Village is the sponsor
- Both parties agreeable to utilizing funds for design of project
- ILA in development; concept is to allow Bunker Hill Village to hold contract but allow MCRA control of their share of the design and produce multiple plan sets (for each entity)
- Existing ILA specifies that TIRZ 17 will hire a program/grant management firm for grant compliance activities related to Memorial Drive Phase II. TGC will prepare a proposal for same in September 2024.

TGC Continued Assistance Contract

- Existing budgets exhausted
- TGC has prepared a renewal for consideration and approval, consistent with prior proposals
- TGC has delivered over \$26M in value to TIRZ 17 since 2015

Memorial City Redevelopment Authority Funding Identification and Pursuit

August 2024

The Goodman Corporation (TGC) has assisted the Memorial City Redevelopment Authority (Authority) in the successful pursuit of \$3M in Housing and Urban Development (HUD) resources for the design of Memorial Drive Phase 2. This builds upon prior awards for Memorial Drive Phase 1, Gessner, and the W-140 Drainage Project for a total of \$23,541,200 since 2015. TGC recognizes that there will be other projects within the MCRA CIP which require discretionary funding support in the future.

This work order will provide TGC with resources, via a monthly set fee, to scan, research, identify and provide the Memorial City Redevelopment Authority Board with monthly reports on funding opportunities and programs that fit within the organizations mission and goals. This set fee will also enable TGC to participate in a variety of Authority committee meetings, ad-hoc meetings, and other activities related to understanding new and ongoing projects and initiatives the Authority is endeavoring towards.

It will also provide a budgetary allocation so that upon concurrence of the CIP Committee, TGC can complete individual grant applications and detailed work related to funding pursuit itself. This budgetary amount is meant to provide TGC with the resources, flexibility, and expediency necessary to develop and submit grant pursuit documentation given tight timeframe requirements.

Task 1 – Monitor and Present Funding Opportunities

TGC will actively monitor, review, and synthesize Notices of Funding Opportunity (NOFO) from a variety of regional, state, and federal agencies related to funding programs which the Authority may be interested in pursuing.

Entities and opportunities that TGC will monitor include, but are not limited to:

- Congressionally directed funding opportunities
- Economic Development Administration
- Environmental Protection Agency
- Federal Emergency Management Administration
- Federal Highway Administration, Federal Transit Administration
- General Land Office
- Houston-Galveston Area Council
- National Not for Profits
- Texas Department of Emergency Management
- Texas Department of Transportation

- Texas Parks and Wildlife Department
- Texas Water Development Board

TGC will coordinate with the Authority staff, board, committees, and consultants on projects, project development, and activities to remain engaged on projects and initiatives. This may range from approximately one to three meetings a month, depending on activity and need. TGC will discuss projects, goals, objectives, and other pertinent items with federal, state, regional, and local officials and partners towards funding pursuit as necessary as appropriate.

Finally, TGC will provide a monthly written report to the Authority with information on opportunities and their relevancy to the Authority. TGC will discuss the applicability and relevancy of opportunities with the Authority, staff, and various committees as appropriate. Action on individual opportunities will occur via Task 2.

Task 2 – Pursuit of Funding

Upon concurrence from the Authority, TGC will develop grant applications and related materials inclusive of project narrative documentation, benefits documentation and related appendices, support documentation (and related coordination), technical reports and related graphics and production support. The cost of each effort will be coordinated with the Authority’s designee(s) on the individual level of effort, but a general overview is provided in the table below. The resources made available in this task are those that are initially authorized in this agreement.

Tier Level (Type of Grant, Per Application)		Approximate Cost Per Application
Tier 1	Grants and opportunities which require only a narrative	\$3,000
Tier 2	Grants which require detailed narrative and a level of basic analysis	\$8,500
Tier 3	Grants which require detailed narrative, coordination related to application portals, basic analysis, project development, and benefits analysis	\$17,500
Tier 4	Grants which require Tier 3 elements along with a more detailed level of analysis and project development. This Tier also requires a higher level of coordination with elected officials and other stakeholders.	\$35,000
Tier 5	Grants which require Tier 4 elements and a higher level of analysis, project development, and benefits analysis. This Tier is inclusive of the highest level of coordination with elected officials and other stakeholders.	\$52,500

Project Schedule

September 1, 2024 through August 31, 2026 (24 months)

Project Budget

Task 1 progress payments will be provided monthly per the table below. Task 2 progress payments will be made based on the cost of each individual pursuit of funding effort, as agreed upon prior. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

Task	Description	Budget
1	Monitor and Present Funding Opportunities (\$2,000 monthly, 24 months)	\$48,000
2	Pursuit of Funding	\$105,500
	Total Authorized	\$153,500

Accepted for Memorial City Redevelopment Authority

Signature Date 8-27-2024

Ann Givens

Print

Accepted for City of Houston, TX

Signature Date

Print

Accepted for The Goodman Corporation

 August 12, 2024
Signature Date

Jim Webb, AICP, ENV SP

Print

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SECOND AMENDED AND RESTATED INTERLOCAL AGREEMENT

This Second Amended and Restated Interlocal Agreement ("Agreement") is made and entered into and effective as of the ___ day of _____, 2024 ("Effective Date") pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between, the **City of Bunker Hill Village**, (the "City"), a type A general-law municipality created pursuant to the laws of the state of Texas, and the **Memorial City Redevelopment Authority** (the "MCRA"), a Local Government Corporation created by the City of Houston to promote development and re-development of the area included in TIRZ 17, City of Houston, Texas.

RECITALS

WHEREAS, the Parties entered into an that certain Interlocal Agreement, dated November 16, 2021, by and between the City and MCRA (the "Original Agreement")

WHEREAS, the Parties entered into that certain Amended and Restated Interlocal Agreement, dated [_____], by and between the City and MCRA (the "Amended and Restated Agreement")

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

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

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

WHEREAS, the City partnered with the MCRA to further extend the reconstruction of signalization, paving, sidewalks, landscaping, and sub-surface utilities along approximately 1,500 linear feet of Memorial Drive, within City limits, from just east of Tealwood Drive to just east of Gessner Road (referred to herein as the "City Project" and

further illustrated on Exhibit B). The City Project will include additional project components as identified further in Article I (Exhibit B);

WHEREAS, the MCRA Project and the City Project are referred to collectively as the “Project.”

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

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

WHEREAS, the Project was awarded \$3,000,000 through the FY 24 Community Project Funding to be administered by the United States Department of Housing and Urban Development (“HUD” and the funding, the “Grant”);

WHEREAS, the MCRA Project was awarded \$2,334,146.50 and the City Project was awarded \$665,853.47 out of the Grant;

WHEREAS, the MCRA and City agree that the City shall be the project sponsor and will be responsible (as defined in Article II) for project development and reporting requirements; for initiating project design, executing an Advanced Funding Agreement with TxDOT; and for compliance with all local, state, and federal requirements.

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

ARTICLE I FY2024 APPROPRIATIONS FUNDING

The MCRA and the City jointly pursued funding for the Project through the FY2024 appropriations process and were awarded a total allocation of \$3,000,000. The allocation of the funding award is predicated on the Project’s proportional share at the time of application submittal. This proportional share is as follows:

MCRA: \$2,334,146.53
City: \$665,853.47

These resources can be used in any manner deemed necessary by the parties provided that such use is consistent with the appropriations language and resultant grant agreement

between the City and HUD. The parties hereby agree that the City is the HUD grantee and the MCRA as a sub-recipient.

Any future allocations of federal funds shall be allocated pursuant to a mutually agreed upon amendment to this Agreement.

ARTICLE II PROJECT

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

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

ARTICLE III RESPONSIBILITY FOR SERVING AS PROJECT SPONSOR

The City is hereby designated as the project sponsor for the purposes of administering the Grant. The responsibilities of the project sponsor include, but are not limited to:

- Executing and delivering the Grant pursuant to all HUD requirements;
- Retention of grants administrator to meet all HUD requirements, provided that the cost of such grants administrator shall be paid by HUD;
- Serving as the entity in charge of project reporting for TXDOT and H-GAC reporting processes;
- Entering into an Advance Funding Agreement (AFA) with TXDOT and adopting any TXDOT required policies;
- The adoption of TXDOT Disadvantaged Business Enterprise (DBE) goals;
- Contracting with the procured engineer;
- Participating in TXDOT design status update meetings and other required project functions;

- Coordinating with the MCRA to identify who is the ideal candidate to hold the construction contract. This could be: the City of Bunker Hill Village, the City of Houston, the Memorial City Redevelopment Authority, or TxDOT. This decision will require coordination between all entities and will be determined post-grant award. This agreement will be updated at that time to reflect roles and responsibilities related to the project management and letting process.

ARTICLE IV GRANT

The proceeds of the Grant shall be used for the purposes of design engineering of the MCRA Project and the City Project in the proportionate shares shown in Article I.

The City, as the Grant administrator shall retain a design engineer for the MCRA Project and the City Project in accordance with the terms of the Grant and HUD requirements. MCRA shall have the right to make all decisions regarding design of the MCRA Project and the City shall have the right to make all decisions regarding design of the City Project; provided however that both the City and MCRA shall use reasonable best efforts to ensure that the MCRA Project and the City Project are designed holistically and comprehensively.

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

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

**ARTICLE V
PROGRAM MANAGEMENT**

The project partners agree that it will be necessary and beneficial to retain a Program Management firm to coordinate activities with TxDOT, the Houston-Galveston Area Council, and the Federal Highway Administration. The Program Manager will also provide support relative to the duties associated with project sponsorship and will complete project related National Environmental Policy Act (NEPA) documentation. The cost to retain the Program Management firm will be borne by the MCRA but the City shall retain such project management firm to carry out the requirements set forth in this agreement.

**ARTICLE VI
TERM OF AGREEMENT**

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

**ARTICLE VII
LIABILITY**

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

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

ARTICLE VIII

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

**ARTICLE X
MISCELLANEOUS**

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

Section 2 - Notices. All notices, demands, or requests from one party to another shall be in writing and shall be personally delivered, sent by mail, certified, registered, express or

overnight, postage prepaid, or sent by facsimile transmission, to the addresses stated in this Section, or to such other address as the party may request in writing, and are deemed to have been given at the time of delivery:

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

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

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

Section 4 - Legal Construction. In case any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability does not affect any other provision hereof and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, if consistent with the overall intent of this Agreement.

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

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

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

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

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

[EXECUTION PAGES FOLLOW]

CITY OF BUNKER HILL

By:
Date: _____

ATTEST:

**MEMORIAL CITY REDEVELOPMENT
AUTHORITY**

By: Ann T. Givens, Chairwoman
Date: _____

ATTEST:

By: _____

APPROVED AS TO FORM:

CITY OF HOUSTON, TEXAS

By _____
Name: _____
Title: _____

Date: _____

Exhibit A

Exhibit B

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. Convene in Executive Session pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations; pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
8. Reconvene in Open Session and authorize appropriate actions regarding to economic development negotiations; the purchase, exchange, lease or value of real property; and consultation with attorney