

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



Agenda and Agenda Materials
Meeting of the Board of Directors

February 24, 2026

**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, February 24, 2026, 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 January 27, 2026, meeting.
4. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - 1) HR Green Task Order for schematic design and realignment development services.
 - ii. Westview, Detention Basin C.
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Detention Basin
 - 1) Pay Application No. 12, W-140 Detention Basin, from Reytec Construction.
 - b. Receive update from The Goodman Corporation.
5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
6. Adjourn.



Scott Bean, Zone Administrator

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 January 27, 2026, 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**

January 27, 2026

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, January 27, 2026, 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 Director Rickel, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, and Kachi Aghasili, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, and Sean Stepanik, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Alan Roman, District A; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; John Pratt, Buker Hill Village; and Andrew Moore. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Andrew Moore.

APPROVE MINUTES FROM DECEMBER 9, 2025, MEETING.

Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to approve the Minutes from the December 9, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

HR Green's Progress Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John provided an update on the Sports Complex/Detention Basin A project. He reported the project is a City of Houston project and HR Green is the engineer of record for the City. He reported 90% plans will be submitted to the City for review mid-February. No action from the Board was required.

ii. Westview, Detention Basin C.

Mr. Ali provided an update on the abatement and demolition of the apartments at 10157 Westview. He reported the contractor will be mobilizing in early February and anticipates the abatement and demolition will be complete in 6 months.

1) Consider Interlocal Agreement with City of Houston.

Ms. Vinson reviewed the Interlocal Agreement with the City of Houston regarding the property located at 10157 Westview Drive. She provided an overview of the project description on Exhibit "A." She reported under the Interlocal Agreement the City has agreed to contribute \$2 Million towards the abatement and demolition of the apartments. She provided an overview of the Authority's and City's duties under the Agreement regarding the design and construction of the facilities for the HPD and HFD and upon completion the Authority will convey to the City the joint police and fire station, improvements and property which shall be owned and maintained by the City of Houston. Upon a motion made by Director Durham, and seconded by Director Moody III, the Board voted unanimously to approve the Interlocal Agreement.

iii. Memorial Drive, Phase 2.

Mr. Ali reported design kicked off January 20. No action from the Board was required.

iv. W-140 Briar Branch Expansion

Mr. Ali provided an update on the W-140 Briar Branch Detention project, a copy of the Progress Report is included in the Board materials. He reported the project is 90% complete.

1) Pay Application No. 11, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 11, W-140 Detention Basin, from Reytec Construction in the amount of \$686,082.87. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 11, W-140 Detention Basin, from Reytec Construction in the amount of \$686,082.87, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all EPA grant funds have been disbursed for the W-140 Detention Basin expansion project. He provided information on the grant application in pursuit of EDA funding requesting \$5 Million for the design phase of the Westview Detention Basin C project. He reported receipt of a cost reconciliation from TxDOT on the Memorial Drive Phase 1 project in the amount of \$1.1 Million. He reported Goodman is requesting financial assistance from H-GAC. No action from the Board was required.

CONSIDER RESOLUTION RELATING TO ISSUANCE OF BONDS REQUESTING AUTHORIZATION FROM CITY FOR INCREASE IN BOND CAPACITY.

Ms. Vinson reviewed the Resolution Relating to Issuance of Bonds, included in the Board materials. She reported the resolution is requesting authorization from the City to increase the Authority's bond capacity to \$250,000,000. Ms. Magon answered questions regarding the bonding capacity calculated by the financial advisor. Upon a motion made by Director Freels, and seconded by Director Moody III, the Board voted unanimously to approve the Resolution Relating to Issuance of Bonds.

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

Ms. Landreville presented the Bookkeeper's Report, Quarterly Investment Report, and current invoices for payment, included in the Board materials. Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:36 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. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - b. HR Green Task Order for schematic design and realignment development services.
 - ii. Westview, Detention Basin C.
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 - b. Pay Application No. 12, W-140 Detention Basin, from Reytec Construction.
 - b. Receive update from The Goodman Corporation.

PROGRESS REPORT

FEBRUARY 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Barryknoll Realignment
 - Proceed with matching existing alignment for grant
 - Develop design sheets after plan set submitted to TWDB and FEMA
 - Insert realignment sheets into plan set prior to bidding
 - MetroNational donating ROW
 - **Proposal for schematic design and realignment sheet development
 - SBISD Board Communication Coordination:
 - Follow up technical meeting on January 21
 - Generally positive meeting
 - Tree and driveway coordination
 - Maintenance access coordination
 - Benefit Evaluation – required to reprocess with new standards.
 - City grant contractor declined to process a preliminary BC
 - Submitted updated drainage report with benefit analysis information 2/9/2026

- Detention basin C:
 - Preliminary Engineering and Schematic Design Proposal
 - Demolition permit secured
 - Proposed Demo Schedule
 - The project is expected to be completed within six months.

Mobilization	2/9/2026	2/10/2026
Asbestos Abatement	2/9/2026	5/29/2026
Demolition	3/27/2026	8/6/2026

- Memorial Drive – Phase II:
 - Received survey
 - Updating/finalizing typical section
 - Design ongoing

TASK ORDER NO.



February 20, 2026

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 Barryknoll Realignment Design Services

Dear Mr. Bean,

HR Green is pleased to submit this proposal for the professional engineering design services to fully reconstruct Barryknoll Lane within the realigned ROW from Gessner St to the enclosed W151 channel. Barryknoll Lane is on the high injury network, partially due to the small roadway curves within the existing ROW. This realignment will straighten out the small curves, greatly improving safety for all roadway users. The scope will cover the following:

- Drainage Impact Analysis
- Traffic Engineering and Analysis
- Landscape Architecture
- Geotechnical Investigation
- Topographic and Boundary Surveys
- Detailed Design

We propose to execute this work for a lump sum amount of **\$649,950.00** over a duration of approximately 8 months. A detailed breakdown of the scope items and fee can be found under Exhibits A to F. We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8802 if you have any questions.

Sincerely,

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Muhammad Ali, P.E.
Principal

Signature Date 2-24.2026

Ann T. Givens, Chair

Print

Accepted for
City of Houston:

Signature Date

- Attachments:
- Exhibit A – Scope of Services
 - Exhibit B – Level of Effort
 - Exhibit C – Landscape Architecture
 - Exhibit D – Geotechnical Investigation
 - Exhibit E – Electrical Engineering
 - Exhibit F – Topographic Survey

Print

**EXHIBIT A
BARRYKNOLL REALIGNMENT
DESIGN SERVICES
SCOPE OF SERVICES**

Barryknoll Lane was identified to be realigned within proposed right-of-way due to the intended ROW donation by Metro National to the City of Houston. This will straighten out the tight curves and lead to a safer roadway overall. The timing of the FEMA approval requires that this realignment be done after the design is completed and approved by the City of Houston. The plan sheets would replace the current design plans (within existing ROW) before the project goes to bid. This also includes scope to design improvements to realign the Barryknoll / Plantation intersection to extend due north into the parking lot. The Barryknoll and intersection realignments require improvements adjacent to the proposed ROW to reconfigure it to accommodate Barryknoll's realignment, which is also included.

This scope of services covers two of the phases, consistent with the City of Houston's delivery process:

- Drainage Impact Analysis
- Design (PS&E) Services



I. DRAINAGE STUDY AND DRAINAGE IMPACT ANALYSIS

A. Data Collection and City Coordination

1. Coordination with Public Works Stormwater Team

HR Green will conduct two meetings with the City stormwater department to present the project and review the technical approach and analysis results. These meetings assist with facilitating a coordinated review and approval process.

2. Data Collection and Site Visits

HR Green will conduct a site visit, review previous drainage studies, coordinate with on-going projects in the area, and review topographic survey.

B. Drainage Study Update

1. Expand Existing Conditions Analysis

The existing conditions model from previous project models will be updated to incorporate the expanded Barryknoll footprint in the necessary increased detail level. This will include inlet level hydrology and hydraulics for the private offsite development north of Barryknoll. Survey collected for the realignment will be incorporated into the updated model for existing conditions.

2. Proposed System 2-Year Analysis Update

InfoWorks ICM will be used to analyze the 2-yr HGL to confirm City criteria is met.

3. Proposed System 100-Year Analysis Update

The proposed drainage system, developed as part of the original design process, will be updated based on results of the redevelopment.

C. Drainage Impact Analysis

1. **Drainage Impact Analysis Update**

Mitigation measures necessary to ensure no adverse impacts will be modified to fully mitigate for the project, including the design changes to accommodate the realignment of Barryknoll. Potential drainage impacts associated with the proposed realignment include increased impervious cover and modifications to overland sheet flow patterns. This task will show that the proposed storm drain causes no impacts in discharge to the surrounding areas in the 100-year Atlas 14 storm event. Per City of Houston criteria, the 100-year storm event will utilize a 10-year tailwater at the Buffalo Bayou outfall.

2. **Update Drainage Impact Analysis Report**

The previously developed drainage impacts analysis report will be updated. This report will be provided to the City for their review and comment as the owner of the facility receiving discharge from the project limits. The report will document the existing conditions and proposed improvements and will address the potential for adverse impacts including necessary mitigation measures.

II. TRAFFIC ENGINEERING AND ANALYSIS

The lanes on Barryknoll should be reconfigured at the Gessner intersection to modify the left turn lane to a combined left turn and through lane. To do this, traffic engineering and analysis needs to be performed for the City of Houston to approve it.

1. **Site Visits and Data Collection**

- Photographs and field verification of existing features will be completed during the field visit.
- Previously completed reports and studies will be obtained and reviewed for relevant information regarding the proposed roadway improvements including relevant design criteria and national and international best practices for road. Collect Intersection Peak Hour traffic counts at the intersection of Barryknoll and Gessner. Peak period traffic turning movement counts will be recorded on a typical weekday between 6:00 AM and 7:00 PM, and will include vehicle classification, pedestrian and bicycle data.
- **Collect & Review Crash Data**
 - Collect available crash data for the previous five years available from the TxDOT CRIS database. Calculate intersection crash rates for signalized intersections and use the crash data to identify hot spots along the corridor for an enhanced review to help identify countermeasures to mitigate crash frequency and severity to include with corridor design. Identify common crash types in the data. This information will also inform elements and treatments to be used in the proposed design. Identify if any segments of the corridor or cross-streets are part of the City of Houston's Vision Zero High Injury Network.
 - Conduct individual crash analysis including reviewing crash types with contributing factor information at crash hot spots along the corridor.
 - Identify vulnerable road users (school zones, pedestrian tracks, bike/ped fatality and serious injury locations).
- **Review Plans & Studies and Corridor Data**
 - Review plans and studies pertaining to the corridor.
- **Collect & Review Traffic Signal Timing**
 - Coordinate with the City of Houston and conduct field work as needed to obtain the existing traffic signal timings for the signalized intersection.

2. **Future Traffic Volumes**

- Establish growth rates to be used for construction year and twenty-year planning traffic volume scenarios
 - Review historic traffic volumes from TxDOT TPP, Harris County, and City of Houston

3. **Traffic engineering analysis, including report write up, figures and tables outlining technical recommendations and alternatives covering:**

- Existing Corridor Conditions Assessment
 - Existing traffic volume diagram
 - Results of crash analysis and High Injury Network
 - Existing lane configuration and traffic control
 - Intersection and corridor level of service assessments (i.e. delay, queues, level-of-service). Assessment will be completed with Synchro software.
- Future Corridor Conditions Analysis (No Build)
 - Construction Year and Design-Year traffic volume diagram
 - Safety impacts of proposed improvements
 - Intersection level of service assessments (i.e. delay, queues, level-of-service). Assessment will be completed with Synchro software.
- Future Corridor Conditions Analysis (Build)
 - Build condition will include modified lane configuration of eastbound approach to include a shared left/thru lane, and a dedicated right turn lane.
 - Safety impacts of proposed improvements
 - Intersection level of service assessments (i.e. delay, queues, level-of-service). Assessment will be completed with Synchro software.
- Summary of the benefits, impacts, and trade-offs of the alternative intersection concepts
- Traffic Operations Analysis outlining the traffic analysis for baseline, construction year, and design year, and up to two corridor scenarios.

III. DESIGN PHASE (90%, 100%, FINAL)

A. BASIC SERVICES

1. Site Visits, Data Collection, and Review

HR Green will collect and review all available data, reports, and record drawings from the City and conduct multiple site visits, which are necessary to account for current site conditions. Site visits will include walking the project alignment, take measurements, and clearly call out the presence of any conflicts or obstructions in the plans. They will be conducted at the beginning, after 60% design, and at the end of design at a minimum.

2. Review Geotechnical Report

HR Green will review the geotechnical reports. For additional information on HVJ's geotechnical report, see Exhibit D.

3. Review Topographic Survey

The area will be reviewed to confirm features shown in the previous topographic survey. Additional survey needs for detailed design will be identified and documented. Photographs and field verification of existing features will be completed during the field visit. For additional information on UEI's topographic survey, see Exhibit F.

B. GENERAL PLAN SHEETS

Title sheet, the index of drawings, and typical sections will be updated.

C. TRAFFIC CONTROL PLANS

Construction Sequencing and Traffic Control Plans (TCP) will be prepared in accordance with City guidelines. It will show detailed construction sequences and the necessary traffic control phases, complete with all barricades, signing, striping, delineation, detours, temporary traffic signals and any other devices, to protect the traveling public and provide safety to the construction forces.

D. ROADWAY DESIGN

1. Review Survey Control Maps

In coordination with the surveyor, survey control maps will be developed and incorporated into the plans.

2. Horizontal Curve Data

The baseline properties will be outlined with the tangent and curve information output from Civil3D.

3. Vertical Curve Data

The top of curb profile properties will be outlined with the tangent and curve information output from Civil3D.

4. Demolition Plan

Demolition plans will include the removal of all roadway, drainage, and miscellaneous components as needed.

5. Roadway Plan and Profile Sheets

Detailed roadway plan and roadway profile sheets depicting existing features and the proposed improvements. Plans will also show pedestrian facilities and shall be designed in accordance with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS). The plans will be submitted to the Texas Department of Licensing and Regulation (TDLR) or representative thereof for review, approval, and inspection

The plan view shall contain the following design elements:

- Horizontal alignment.
- Indicated pavement edges, lane and pavement widths for all improvements
- Direction of traffic flow arrows.
- Indicate existing and proposed ROW/Easement lines.
- Begin/end of cross slope transitions.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Drainage design components, such as existing and proposed storm sewers will be shown.
- Water and sanitary design components will be shown.
- Drawings horizontal scale 1-in. = 20-FT

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Proposed profile grade
- The location of intersections
- Drainage design components, such as storm sewer profiles, will be shown.
- Water and sanitary design components, such as water and sanitary profiles, will be shown.
- Drawing vertical scale 1-in. = 2-FT

6. Horizontal Geometry Sheets

Horizontal roadway geometry sheets will include stations, offsets, PCs, PTs, etc. for non-standard offset curb components.

7. Intersection Layouts

Intersection layout and grading plan will be developed detailing the pavement design and drainage design at the intersections. The layout shall include the curb returns, geometrics, transition to existing pavement, stationing, pavement and drainage details. The following intersections will have individual sheets:

- Barryknoll at Plantation
- Barryknoll at Gessner

8. Driveway Schedule and Details

The driveway schedule will show the location, size and type of proposed driveways to be reconstructed. Driveways shall typically be reconstructed to the ROW line.

9. Corridor Modeling for Roadway Design

A roadway corridor model will be developed using Civil3D to iterate the design. This shall be used to develop an earthwork analysis to determine cut and fill quantities and provide final design cross sections at 50 feet intervals.

10. Right-of-Way Acquisition

HR Green will coordinate limits of ROW acquisition with Metro National, the City of Houston, and any other stakeholders. This will include various stakeholder meetings, exhibits, and coordination for the acquisition.

E. DRAINAGE DESIGN

Prepare the PS&E package in accordance with the applicable City of Houston requirements, specifications, standards, and manuals. Include the following sheets and documents:

1. Existing Drainage Area Map - update

The existing drainage area map will show drainage patterns and outfalls for the existing conditions.

2. Proposed Drainage Area Map

The proposed drainage area map will reflect any changes in drainage patterns and outfalls from the existing conditions.

3. Runoff and Inlet Calculations

This effort includes runoff and inlet calculations to meet City of Houston requirements.

4. Storm Sewer Computation Sheet – Update

This effort includes the creation of sheets to convey the results of the storm sewer analysis, and the conversion of the model data to the City's standard tabular output.

5. Storm Sewer Plan and Profile Sheets

Detailed drainage plan and drainage profile sheets depicting existing features and the proposed improvements. Plans will also show storm sewer pipes, manholes, and inlets.

The plan view shall contain the following design elements:

- Horizontal alignment.
- Proposed storm sewers, manholes, junction boxes, and inlets.
- Indicated pavement edges for all improvements.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Roadway design components will be shown.
- Water and sanitary design components will be shown.
- Drawings horizontal scale 1-in. = 20-FT

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Storm sewer profiles
- Proposed profile grade
- Drainage design components, such as storm sewer profiles and hydraulic grade lines, will be shown

- Water and sanitary design components, such as water and sanitary profiles, will be shown.
- Drawing vertical scale 1-in. = 2-FT

6. Storm Sewer Laterals

All horizontal storm sewer laterals will be shown with cross-sections to better show utilities and special grading considerations as needed.

7. Junction Box Details

Junction box detail sheets will be created as needed to show the size and geometry of the junction boxes.

F. WATER AND SANITARY PLANS

Prepare the PS&E package in accordance with the applicable City of Houston requirements, specifications, standards, and manuals. Include the following sheets and documents, as appropriate:

- Water and Sanitary Plan & Profile
- Water & Sanitary Sewer Crossing

1. Water & Sanitary Plan and Profile Sheets

Detailed water & sanitary plan and water & sanitary profile sheets depicting existing features and the proposed improvements. Plans will also show storm sewer pipes, manholes, junction boxes, and inlets.

The plan view shall contain the following design elements:

- Horizontal alignment.
- Proposed sanitary sewers, manholes, service leads, etc.
- Proposed water lines, valves, wet connections, etc.
- Indicated pavement edges for all improvements.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Roadway design components will be shown.
- Drainage design components will be shown.
- Drawings horizontal scale 1-in. = 20-FT

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Sanitary sewer profiles
- Water line profiles
- Proposed profile grade
- Drainage design components, such as storm sewer profiles and hydraulic grade lines, will be shown
- Roadway design components, such as profile grade lines, will be shown.
- Drawing vertical scale 1-in. = 2-FT

2. Water & Sanitary Crossings:

All water & sanitary crossings will be shown with cross-sections to better show utilities and special grading considerations as needed.

G. SIGNING AND PAVEMENT MARKINGS

Drawings, specifications and details will be prepared for all regulatory signs and pavement markings on combined layout sheets. All plans shall follow City standards. A summary signs list will be provided. The proposed regulatory signs shall be illustrated and numbered on plan sheets.

Permanent and temporary pavement markings and channelization devices on plan sheets shall be prepared. The following information will be shown on sign/pavement markings layouts:

- Roadway layout.
- Center line with station numbering.
- ROW/Easement lines.
- Culverts and other structures that present a hazard to traffic.
- Existing signs to remain, to be removed, or to be relocated.
- Proposed regulatory signs (illustrated and numbered).
- Proposed markings (illustrated and quantified) which include pavement markings and delineation.
- Quantities of existing pavement markings to be removed.
- Proposed delineators and object markers.
- The number of lanes in each section of proposed road and the location of changes in the numbers of lanes.
- Direction of traffic flow on all roadways.

H. TRAFFIC SIGNAL DESIGN

1. Preliminary Design (60%)

The consultant will prepare the 60% preliminary plans based on City of Houston Design Standards. The preliminary plans will include plan sheets at 1"=20' scale, signal equipment layout (i.e., poles, mast arms, signal heads, indications, ground boxes, controller, conduit, wiring, detection, and service), design assumptions, and supporting documentation. Work includes identification of design constraints, preliminary signal and interconnect configurations. The deliverable will establish the basis of design for subsequent stages.

A. Interconnect Layout (Preliminary)

The consultant will develop a preliminary interconnect layout showing proposed conduit and fiber optic cable.

B. Temporary Signal Layout (Preliminary)

The consultant will prepare preliminary temporary traffic signal layouts required to maintain traffic operations during construction. This includes identifying temporary pole locations, phasing requirements, and any temporary interconnect needs, focusing on safe and effective traffic control during construction activities.

C. Utility Coordination (Preliminary)

The consultant will identify power source location and coordinate requirements for the new traffic signal.

D. Quantities (Preliminary)

Preliminary construction quantities will be developed based on the 60% design. These quantities will support early cost estimating and will include major signal equipment, conduit, cabling, foundations, and associated materials.

E. Preliminary Submittal (including QA/QC and Revisions)

The consultant will complete internal quality control and quality assurance reviews of all preliminary design documents. After submitting the package to the client, the consultant will address review comments and incorporate required revisions to advance the design toward the 90% stage.

2. Final Check Design (90%) — Includes Detail Sheets & Bill of Materials

The consultant will prepare the 90% Final Check design package, including fully developed plan sheets, detail sheets, wiring diagrams, phasing plans, and a comprehensive Bill of Materials.

3. Interconnect Layout (Final)

The final interconnect layout will refine all communication pathway details, conduit sizes, routing, pull box locations.

A. Temporary Signal Layout (Final)

Final temporary signal layouts will incorporate detailed phasing, wiring requirements, timing considerations, and field device placements. This version will be suitable for contractor use and will reflect all review comments and updates from prior submittals.

B. Quantities (Final)

The consultant will prepare final bid quantities based on the 90% Final Check plans. Quantities will reflect all updates, conflict resolutions, and design refinements and will be suitable for incorporation into the project bid schedule.

C. Final Check Submittal (Including QA/QC and Revisions)

A QA/QC review will be completed on the Final Check package prior to submittal. The consultant will respond to client comments, make all required corrections, and finalize documentation to support the preparation of the 100% PSE package.

4. Final PS&E (100%)

The consultant will prepare the Final Plans, Specifications, and Estimate (PS&E) package. This includes sealed plan sheets, final quantities, specifications, construction notes, and all supporting documents required for bid advertisement and construction.

I. CROSS SECTIONS AND CUT / FILL QUANTITIES

- Earthwork Quantities worksheet will be developed using Civil3D
- Earthwork analysis will be conducted to determine cut and fill quantities and provide final design cross sections at 50 feet intervals. Drawing scale shall be H: 1" = 20'; V: 1" = 10'.

J. STREET LIGHTING

Street lighting standards will be coordinated with CenterPoint and the City. Street lighting layout plans/exhibits will be developed for light pole locations, lighting ground boxes, and routing of lighting underground circuits/conduits.

K. STRUCTURAL ANALYSIS

Scope assumes that realignment of access drives will not result in grade separations of greater than 2 feet and thus will not require structural analysis or detailing of retaining walls. Grade separations of 2 feet or less will be addressed with standard details and/or modified details of sidewalks, curbs and landscaping features.

Scope assumes limited structural review for new foundations associated with new / relocated parking lot light poles. Where foundation details provided by lighting product suppliers, or local ordinances omit information such as diameter, depth and reinforcement of light pole foundations, HR Green will provide supplemental information through modified standard light pole foundations. Size and depth of light pole foundations may be based on existing foundations if similar light poles are to be installed. If new light poles differ significantly in height and surface area exposed to wind, then an L-Pile analysis for the foundation depth and diameter will be performed for one typical light pole condition. If type and size of light pole is subject to final submittals during construction, then HR Green may opt to specify that the Contractor submit final foundation design calculations as part of their contract.

Sign foundations are assumed to be exempt from structural analysis and instead shall follow local ordinances and match existing condition criteria. No new signs of significant increase in size, height or weight compared to existing signs are assumed as part of the project.

Structural engineering services for bid or construction assistance or for the procurement of permits is not included in this scope.

Structural engineering services not noted above as part of the assumed scope will be considered extra to the contract.

L. STORMWATER POLLUTION PREVENTION PLANS

The following items will be prepared in accordance with City Standard Details and Standard Specifications.

- Storm Water Pollution Prevention Plan drawings will show all existing and proposed streets, Project alignments, applicable notes, proposed storm water conveyance systems, overland flow arrows, and pollution prevention measures.
- Storm Water Pollution Prevention Plan miscellaneous details
- Storm Water Pollution Prevention Plan standard details.
- Pollution Prevention Plan construction quantities.

M. PRIVATE UTILITY COORDINATION

A thorough private utility evaluation will be conducted to determine existing utilities that will be in conflict with proposed improvements. Utility companies include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV. Conflict matrix will be developed for each milestone.

1. Private Utility Coordination

- Utility Adjustment Coordination includes communicating, coordinating, and conducting meetings with any one, combination, or all of the following: individual utility companies, Local Public Agencies (LPAs), City Project Manager, City Utility Staff, City Right of Way, Project Delivery, design engineer, and subconsultant staff. The Engineer's utility coordination duties include, but are not limited to:
 - Perform utility coordination and liaison activities with involved utility owners, their consultants, and the City to achieve timely project notifications
 - In conjunction with formal coordination meetings, the Utility Coordinator must create meeting minutes, create, and update the utility conflict matrix, create action item log, perform document control, and assist with conflict analysis and resolution.
- Provide a monthly summary of work completed and in process with adequate detail to verify compliance with agreed work schedule.

2. Utility Adjustment Deliverables

- The Utility Coordinator must provide the City and all affected utility companies and owners with a contact list, Utility Conflict Matrix (UCM) with information such as:
 - Owner's name;
 - Contact person;
 - Telephone numbers;
 - Emergency contact number;
 - E-mail addresses; and
 - Pertinent information concerning their respective affected utilities and facilities, including but not limited to: size, number of poles, material, and other information that readily identifies the utilities companies' facilities.
- The Utility Coordinator is responsible for updating the UCM and utility conflict layout throughout the project and at each milestone. The utility Coordinator will provide agendas to the City of Houston for utility meetings.
- The Utility Coordinator must advise utility companies and owners of the general characteristics of the project via Private Utility Notification Letters and provide an illustration

of the project footprint for mark-up of the utility facility locations that occupy the project area by distributing the project plan set.

Exclusion: Reimbursement agreements, coordination, and execution.

N. PROJECT MANAGEMENT / SPECS / AGENCIES & TEAM COORDINATION / QUANTITIES / MISC

1. Overall Project Management/Team Coordination/ Project Controls

During each phase of the project, the Project Manager (PM) will oversee all work and will be responsible for directing and coordinating activities and assigned personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed. The PM will submit monthly invoices, status reports, and schedules. The PM will conduct regular coordination meetings as needed with the City, private utilities, and others.

2. Project Coordination / Approvals with City

Regular coordination and monthly meetings with the TIRZ 27/City will be held to review the progress of the engineering effort, or to address other issues which may arise. The PM will prepare and document meeting record memorandum of decisions and action items.

The design team will obtain required signatures or approvals from other governmental agencies, public utilities, and private utilities, which may impact the Project prior to final approval by City. Governmental agencies include but are not limited to TxDOT. Utility signatures include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV.

3. Variance Applications

If a design exception or variance is needed during design, Gauge will prepare the variance application and attending meetings with the City to obtain their approval.

4. Quantities (60%, 90%, 100%, and Final)

The design team will develop and report quantities for the different deliverables.

5. Opinion of Probable Construction Costs

The design team will submit Opinion of Probable Construction Costs for the different deliverables.

6. Project Manual & Specifications

Design team will furnish the project manual containing the necessary front-end documents and specifications. Each Standard Specification will be reviewed and supplemented as necessary to suit Project-specific requirements and to meet the design intent of the Project and if needed will prepare additional nonstandard specifications necessary for bidding and construction of the project.

O. QUALITY ASSURANCE / QUALITY CONTROL

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and

IV. EXPENSES

1. Printing, Reproduction, and Miscellaneous

Expenses included printing, any deliveries, reproduction, and any other miscellaneous items.

2. Mileage

Expenses include mileage at the current rate.

3. TDLR Project Registration, Plan Review Fee, etc.

Expenses include project registration, plan review, and any other TDLR / Texas Accessibility Check items. This does not include the inspection fee that would occur at the end of construction.

V. SUBCONTRACTED SERVICES

1. Exhibit C – Landscape Architecture

Asakura Robinson will provide landscape schematic design and construction documents to HR Green. See Exhibit C for additional information

2. Exhibit D – Geotechnical Investigation

HVJ will provide HR Green with a geotechnical report to support the design of the asphalt pavement for the parking lot. See Exhibit D for additional information

3. Exhibit E – Electrical Engineering

MBROH will provide HR Green with electrical and lighting design for any changes required within the parking lot. See Exhibit E for additional information.

4. Exhibit F – Updated Topographic Survey and CAD Basemap Plan and Profile

UEI will provide HR Green with an updated topographic survey and CAD basemap plan and profile. See Exhibit F for additional information

VI. ADDITIONAL SURVEYING SERVICES (ONLY IF NEEDED)

1. Exhibit F – ROW Mapping and Acquisition

UEI will provide HR Green with ROW Mapping and Acquisition services related to the acquisition of up to 3 parcels. This is a required step for the realignment of Barryknoll.

**EXHIBIT A
BARRYKNOLL REALIGNMENT
LEVEL OF EFFORT**



I. DRAINAGE IMPACT ANALYSIS

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SENIOR CADD DESIGNER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. DATA COLLECTION AND CITY COORDINATION								
1 Coordination with Public Works Stormwater Team (2 Meetings)	2	6	4	2			14	\$2,930.00
2 Data Collection and Site Visits		2	4	6		2	14	\$2,200.00
Total	2	8	8	8	0	2	28	\$5,130.00
B. DRAINAGE STUDY UPDATE								
1 Expand Existing Conditions Analysis		2	6	16			24	\$3,730.00
2 Proposed System 2-Year Analysis Update	1	2	8	16			27	\$4,375.00
3 Proposed System 100-Year Analysis Update	1	2	8	16			27	\$4,375.00
Total	2	6	22	48	0	0	78	\$12,480.00
C. DRAINAGE IMPACT ANALYSIS								
1 Drainage Impact Analysis Update	1	3	16	16			36	\$5,880.00
2 Update Drainage Impact Analysis Report	2	4	24	24	16		70	\$11,750.00
Total	3	7	40	40	16	0	106	\$17,630.00
TOTAL HOURS	7	21	70	96	16	2	212	
Contract Labor Rate	\$325.00	\$225.00	\$160.00	\$145.00	\$180.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,275.00	\$4,725.00	\$11,200.00	\$13,920.00	\$2,880.00	\$240.00		\$35,240.00

II. TRAFFIC ENGINEERING AND ANALYSIS

DESCRIPTION OF WORK TASKS	SR. TRAFFIC ENGINEER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SENIOR CADD DESIGNER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. TRAFFIC ENGINEERING AND ANALYSIS								
1 Site Investigation	1	1		1			3	\$630.00
2 Intersection Turning Movement Count Coordination with Subconsultant (1 Intersection)	1	1					2	\$480.00
3 Review Traffic Data (Counts, previous studies, signal timing plans, etc.)	2	1		4			5	\$1,335.00
4 Obtain and Review Crash Data from 2014 to 2022	1	1		2			3	\$780.00
5 Calculate Crashes by Type, Severity, Cause to identify patterns and hot spots	1			2			2	\$555.00
6 Identify bike/pedestrian/motorcycle crashes from 2014 to 2022	1			2			2	\$555.00
7 Identify vulnerable road users (school zones, pedestrian tracks, fatality or serious injury locations)	1			2			2	\$555.00
8 Crash analysis based on HSM methodologies/Crash Modification Factors to predict crash frequency/severity	1			8			8	\$1,455.00
9 Intersection Capacity Analysis, Existing Conditions (Synchro, AM/PM Peak, 1 Intersection)	1			4			4	\$855.00
10 Growth Rate Projections/Future Traffic Volumes (Const. Year 2027/Design Year 2047)	1			4			4	\$855.00
11 Identify 1 Alternative Modified Lane Configuration (WB Left/Thru shared lane, and Right Turn Lane)	1	1		1			2	\$630.00
12 Intersection Capacity Analysis of Alternatives (Synchro, AM/PM Peak, Const. Year 2027/Design Year 2047, 1 Intersections)	1			4			4	\$855.00
13 Report Preparation	4	1		12		2	15	\$3,285.00
14 Present Results to City of Houston	2	2					2	\$960.00
15 Update Report to address Agency Comments	1	1		4			5	\$1,080.00
16 Coordination/Progress Meetings (2 Meetings)	2	2					2	\$960.00
Total	22	11	0	50	0	2	65	\$15,825.00
TOTAL HOURS	22	11	0	50	0	2	65	
Contract Labor Rate	\$255.00	\$225.00	\$160.00	\$150.00	\$180.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$5,610.00	\$2,475.00	\$0.00	\$7,500.00	\$0.00	\$240.00		\$15,825.00

III. DESIGN PHASE

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SENIOR CADD DESIGNER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. DATA COLLECTION								
1 Site Visits, Data Collection, and Review		2	8	8			18	\$2,890.00
2 Review Geotechnical Report		2	4	4			10	\$1,670.00
3 Review Topographic Survey		2	4	4			10	\$1,670.00
Total	0	6	16	16	0	0	38	\$6,230.00
B. GENERAL PLAN SHEETS								
1 Overall Project Layout Sheet - Update			2	4	2		8	\$1,260.00
2 Index of Sheets - Update		1	2	4	2		9	\$1,485.00
3 Proposed Typical Sections - Update		1	4	8	4		17	\$2,745.00
Total	0	2	8	16	8	0	34	\$5,490.00
C. TRAFFIC CONTROL PLAN								
1 Sequence of Construction Layouts and Narrative (1 Sheet)		2	4	12	2		20	\$3,190.00
2 TCP Phase 6 (2 Sheets)	1	4	12	20	8		45	\$7,485.00
3 TCP Phase 7 (2 Sheets)	1	4	12	20	8		45	\$7,485.00
4 TCP Phase 8 (4 Sheets)	1	8	16	40	16		81	\$13,365.00
5 Typical Detour Plans (2 Sheets)	1	4	12	20	8		45	\$7,485.00
6 Signalized Intersection Sheets (4 Sheets)	1	8	16	40	16		81	\$13,365.00
7 TCP Standard Details		1	4	8	2		15	\$2,385.00
Total	5	31	76	160	60	0	332	\$54,760.00
D. ROADWAY AND PARKING LOT DESIGN								
1 Review Survey Control Maps		2	2				4	\$770.00
2 Horizontal Curve Data (1 Sheet)		1	1	4	2		8	\$1,325.00
3 Vertical Curve Data (1 Sheet)		1	1	4	2		8	\$1,325.00
4 a. Demolition Plan - Barryknoll (2 Sheets)	1	4	16	32	8		61	\$9,865.00
b. Demolition Plan - Plantation (1 Sheet)	1	2	8	16	4		31	\$5,095.00
c. Demolition Plan - Parking Lot (1 Sheet)	1	2	8	16	4		31	\$5,095.00
5 a. Roadway Plan & Profile - Barryknoll (4 Sheets)	1	12	16	40	16		85	\$14,265.00
b. Roadway Plan & Profile - Plantation and Mall Driveway (2 Sheets)	1	8	8	20	8		45	\$7,745.00
c. Parking Lot Grading Plan (2 Sheets)	1	8	8	20	8		45	\$7,745.00
6 a. Horizontal Geometry Layout - Barryknoll (4 Sheets)	1	4	8	16	8		37	\$6,265.00
b. Horizontal Geometry Layout - Plantation (1 Sheet)	1	2	8	16	4		31	\$5,095.00
c. Horizontal Geometry Layout - Parking Lot (1 Sheet)	1	2	8	16	4		31	\$5,095.00
7 Intersection Layout (2 Sheets)	1	4	8	16	8		37	\$6,265.00
8 Driveway Tabulation Details (1 Sheet)		2	4	8	2		16	\$2,610.00
9 Corridor Modeling for Roadway Design		4	24	12	40		80	\$13,680.00
10 Parking Lot Grading Design		2	12	6	20		40	\$6,840.00
11 Right-of-Way Acquisition		12	8	16	8		44	\$7,740.00
Total	10	72	148	258	146	0	634	\$106,820.00
E. DRAINAGE DESIGN								
1 Existing Drainage Area Map - update (1 Sheet)		1	2	6	2		11	\$1,775.00
2 Proposed Drainage Area Map - update (1 Sheet)		1	8	16	8		33	\$5,265.00
3 Runoff and Inlet Calculations		2	8	24	2		36	\$5,570.00
4 Storm Sewer Computation Sheet - Update (2 Sheets)		2	4	12	2		20	\$3,190.00
5 Storm Sewer Plan and Profile (4 Sheets)	1	12	16	40	24		93	\$15,705.00
6 Storm Sewer Laterals (2 Sheets)		4	12	24	16		56	\$9,180.00
7 Junction Box Details	1	2	8	12	4		27	\$4,515.00
Total	2	24	58	134	58	0	276	\$45,200.00
F. WATER & SANITARY IMPROVEMENTS								
1 Water & Sanitary Plan & Profile (4 Sheets)	1	12	16	40	16		85	\$14,265.00
2 Water & Sanitary Sewer Crossing (2 Sheet)		4	16	32	8		60	\$9,540.00
Total	1	16	32	72	24	0	145	\$23,805.00
G. SIGNING & PAVEMENT MARKING PLANS								
1 Signing & Pavement Marking Plan (2 Sheets) - Roadway		4	12	24	4		44	\$7,020.00
2 Signing & Pavement Marking Plan (2 Sheets) - Parking Lot		4	12	24	4		44	\$7,020.00
3 Small Sign Summary (2 Sheets)		1	4	8	4		17	\$2,745.00
Total	0	9	28	56	12	0	105	\$16,785.00
H. TRAFFIC SIGNAL DESIGN								
1 Preliminary Design (60%)	1	4		12	16		33	\$5,845.00
A. Interconnect Layout (Preliminary)		2		4			6	\$1,030.00
B. Temporary Signal Layout (Preliminary)		2		4			6	\$1,030.00
C. Utility Coordination (Preliminary)		1		4			5	\$805.00
D. Quantities (Preliminary)		1		8			9	\$1,385.00
E. Preliminary Submittal (included QA/QC, Revisions)		8		8			16	\$2,960.00
2 Final Check Design (includes detail sheets, bill of materials)(90%)	1	4		10	8		23	\$4,115.00
3 Interconnect Layout (Final)		2		4			6	\$1,030.00
A. Temporary Signal Layout (Final)		2		8			10	\$1,610.00
B. Quantities (Final)		1		8			9	\$1,385.00
C. Final Check Submittal (included QA/QC, Revisions)		4		6			10	\$1,770.00
4 Final PSE (100%)	1	4		4	8		17	\$3,245.00
Total	3	35	0	80	32	0	150	\$26,210.00
I. CROSS SECTIONS AND CUT/FILL QUANTITIES								
1 Earthwork Quantities	1	4	16		8		29	\$5,225.00
2 Cross Sections	1	4	12		16		33	\$6,025.00
Total	2	8	28	0	24	0	62	\$11,250.00
J. LIGHTING DESIGN								
1 Street Lighting Plans - (4 Sheets)		4	12	28	12		56	\$9,040.00
Total	0	4	12	28	12	0	56	\$9,040.00

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SENIOR CADD DESIGNER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
K. STRUCTURAL DESIGN								
1 Foundation Detail Review		1	2	4	1		8	\$1,305.00
2 Foundation Details		1	2	10	1		14	\$2,175.00
Total	0	2	4	14	2	0	22	\$3,480.00
L. SWPPP DESIGN								
1 Storm Water Pollution Prevention Plan Sheets (4 Sheets)		4	8	32	8		52	\$8,260.00
Total	0	4	8	32	8	0	52	\$8,260.00
M. PRIVATE UTILITY COORDINATION								
1 Private Utility Coordination	1	12	24	16			53	\$9,185.00
2 Utility Adjustment Deliverables	1	12	24	16			53	\$9,185.00
Total	2	24	48	32	0	0	106	\$18,370.00
N. Project Management/Specs/Agencies & Team Coordination/Misc								
1 Overall Project Management/Team Coordination/ Project Controls	16	60		24		8	108	\$23,140.00
2 Project Coordination / Approvals with City	12	20		12			44	\$10,140.00
3 Variance Applications	1	4		4			9	\$1,805.00
4 Quantities (60%, 90%, 100%, and Final)	2	8	16	40			66	\$10,810.00
5 Opinion of Probable Construction Costs (90%, 100%, and Final)	2	8	10	12			32	\$5,790.00
6 Project Manual & Specifications - Update	1	4	12	20			37	\$6,045.00
Total	34	104	38	112	0	8	296	\$57,730.00
O. Quality Assurance / Quality Control								
1 Constructability Review	2	16					18	\$4,250.00
2 60% QA/QC	2	24			24		50	\$10,370.00
3 90% QA/QC	2	16			16		34	\$7,130.00
4 100% QA/QC	2	12			8		22	\$4,790.00
Total	8	68	0	0	48	0	124	\$26,540.00
TOTAL HOURS	67	409	504	1010	434	8	2432	
Contract Labor Rate	\$325.00	\$225.00	\$160.00	\$145.00	\$180.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$21,775.00	\$92,025.00	\$80,640.00	\$146,450.00	\$78,120.00	\$960.00		\$419,970.00

IV. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing, Reproduction, and Miscellaneous	1	LS	\$1,000.000	\$1,000.00
2 Mileage	200	MILE	\$0.725	\$145.00
3 TDLR Project Registration, Plan Review Fee, etc.	1	LS	\$2,000.000	\$2,000.00
4 City Permitting Fees	1	LS	\$1,999.700	\$1,999.70
TOTAL REIMBURSABLE EXPENSES				\$5,144.70

V. SUBCONSULTANT SERVICES

SUBCONSULTANT SERVICES	COST	SUB MGMT	TOTAL
1 Exh C - Landscape Architecture - Streetscape Design	\$ 93,575.00	10%	\$ 102,932.50
2 Exh D - Geotechnical Investigation - HVJ	\$ 7,398.00	10%	\$ 8,137.80
3 Exh E - Electrical Engineering - MBROH	\$ 26,130.00	10%	\$ 28,743.00
4 Exh F - Topographic Survey - UEI	\$ 20,370.00	10%	\$ 22,407.00
TOTAL REIMBURSABLE EXPENSES			\$162,220.30

VI. ADDITIONAL SURVEY SERVICES (ONLY IF NEEDED)

ADDITIONAL SURVEY SERVICES	COST	SUB MGMT	TOTAL
1 Exh F - ROW Mapping and Acquisition - UEI	\$ 10,500.00	10%	\$ 11,550.00
TOTAL REIMBURSABLE EXPENSES			\$11,550.00

GRAND TOTAL	
I. DRAINAGE IMPACT ANALYSIS	\$35,240.00
II. TRAFFIC ENGINEERING AND ANALYSIS	\$15,825.00
III. DESIGN PHASE	\$419,970.00
IV. EXPENSES	\$5,144.70
V. SUBCONSULTANT SERVICES	\$162,220.30
VI. ADDITIONAL SURVEY SERVICES (ONLY IF NEEDED)	\$11,550.00
PROJECT TOTAL	\$649,950.00

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February 19, 2026

Proposal

David G. Greaney, PE
Project Manager – Transportation
HR Green
11011 Richmond Avenue | Suite 200 | Houston, TX 77042

**Re: Landscape Architecture Proposal
TIRZ #17 Memorial City Area Barryknoll Realignment**

Asakura Robinson Company (AR) is pleased to submit this landscape architecture services proposal for the above-mentioned project. Our firm has built our reputation on our strength in working with owners, consultants and stakeholders and we welcome this opportunity to work with you and your team in creating a high-quality project. For the purposes of this proposal, HR Green shall be known as the Client.

A. Scope of Work

1. The TIRZ 17 Barryknoll Realignment Project is located in the Memorial City area of west Houston, along Barryknoll between Gessner Rd and Bettina Ct.
2. The expected schedule will be approximately 6 -8 months from the start of contract to completion of construction documents. Construction phase is estimated at 24 months.
3. The expected project delivery method is Design-Bid-Build.
4. AR shall provide landscape architecture services for schematic design through construction observation of the project.
5. Landscape design criteria shall meet the client's need and expectation as well as City and Memorial City Redevelopment Authority landscape requirements.
6. This fee proposal includes the following to be provided as one (1) package:
 - a. **TREE PROTECTION:** Tree Protection Services for the site, Barryknoll Lane within the project limits.
 - b. **STREETSCAPE:** Pedestrian realm streetscape design for Barryknoll Lane. Design shall be in accordance with the Memorial City Redevelopment Authority Streetscape Design Standards 2015.
 - i. Barryknoll Lane is not within the TIRZ boundary
 - ii. AR scope will include the landscape-related required amenities listed in the streetscape Design standards document and will include street trees and sidewalk pavement. Optional amenities listed in the Streetscape Design Standards are not included in the scope of work.

Task I: Schematic Design

1. Kick-off meeting with the client to discuss the project expectations and general character of the project.

EXHIBIT C

2. Perform a site visit to verify existing conditions provided on the survey, take photos, and verify location/assess general condition of existing trees to remain.
3. Analyze existing site conditions to identify physical attributes and limitations of the project site such as topography, drainage patterns, vegetation, including significant specimen plants, water elements, structures, views, and known off-site considerations relevant to the Project Program.
4. Preliminary coordination with civil engineer on detention requirements, if needed, utility alignments and green infrastructure locations,
5. AR will attend up to 4 coordination meetings with the client, relevant stakeholders, and consultant team.
6. Develop one (1) overall landscape design concept.
- ~~7. It is expected that meeting with the community will be needed during this phase.~~
 - ~~a. AR shall attend one (1) community engagement meeting.~~
 - ~~b. AR shall prepare graphics and boards for the public engagement meeting consisting of one (1) illustrative plan.~~
- ~~8. Develop schematic opinion of probable construction cost (OPCC) for client review.~~
9. Schematic Design wrap-up meeting with the client, owner, and other consultants for comments and revise per client requests.
- ~~10. Schematic design deliverables will be in PDF format, suitable for reproduction. Deliverables:~~
 - ~~a. 30% Drawing Set~~
 - ~~b. Opinion of Probable Construction Cost~~
11. Additional graphics for marketing, fundraising, or otherwise will be considered an additional service.

Task II: Construction Documents

Based upon the client approved design development plans and estimated construction budgets, AR shall prepare construction documents for the project, including the following:

1. AR will attend up to 6 coordination meetings with the client, relevant stakeholders, and consultant team.
2. Prepare a pedestrian hardscape layout plan, identifying all proposed landscape scope of work improvements. Ramps and roadway elements to be provided by civil engineer.
3. Prepare irrigation plans and installation details. Mainline layout and meter connection to be provided at 60% drawing set and full irrigation set to be provided for 100% drawing set. (NOTE: AR will retain the services of a third-party licensed irrigator)
4. Prepare landscape plan, planting details, and plant schedules.
5. Prepare construction specifications for landscape portion of work for ~~60%~~, 90%, and 100% submittals.
6. Prepare tree preservation plan, mitigation/tree treatment chart and tree protection details in accordance with City of Houston standards and details. If tree planting is required for mitigation, this will be included in the tree planting /details of the streetscape scope of work.
7. Assumes three (3) consolidated submissions; ~~60%~~, 90%, and Final, or the equivalent.
8. Prepare opinion of probable construction cost (OPCC) for landscape portion of work for ~~60%~~, 90%, and 100% submittals.
9. Provide final Construction Drawing and specification package to client in pdf format. Deliverables:
 - a. Pedestrian hardscape materials/layout plan and details

EXHIBIT C

- b. Landscape plan and details
- c. Tree Protection Plan
- d. COH specifications
- e. Opinion of Probable Construction Cost

B. Compensation

Task I	Schematic Design	\$ 19,330
Task II	Construction Document	\$ 74,245
Total		\$93,575

Fees and reimbursable costs shall be billed monthly as a percentage of work completed or actual costs for additional services and reimbursables as defined herein. Reimbursable expenses are expenditures for the project made by AR and consultants in the interest of the project plus an admin fee of 10%. Reimbursable expenses include, but are not limited to travel expenses, costs of reproduction, postage, services of professional consultants which cannot be quantified at the time of contracting, and other, similar project – related expenditures.

C. Exclusions to Scope of Services and Additional Services

1. Items in scope above that are struck through are not included in proposal to reduce fee.
2. Client shall provide the following information as required for performance of the work. AR assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should AR be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.
 - a. Topography, boundary surveys and Legal descriptions of property.
 - b. Existing site engineering and utility base information.
 - c. Soils Engineering, Geo-technical, and other Consultant services if required.
 - d. Application and Permit Fees
3. The following services are specifically excluded from scope:
 - a. Formal Risk Assessments for existing trees.
 - b. Arborist services
 - c. Registration and documentation for LEED, SITES, or other certifications.
 - d. Rainwater collection systems and rainwater connection to irrigation system.
 - e. Photometric assessment of site lighting.
 - f. Outline specifications
 - g. Front end documents
 - h. Preparation of materials or presentation to City Boards and Commissions, except where explicitly provided above.
 - i. Permitting, bidding, and construction phase services
 - j. Water features
3. Additional Services include but are not limited to:

EXHIBIT C

- a. Work and/or Meetings requested and or authorized by the Client not defined in the 'Scope of Work', revisions and changes to Client approved drawings, the preparation of alternatives or change orders requested by the Client, and the revision of a single delivery package into multiple delivery packages.
- b. Preparation of as-built drawings or of measured drawings or existing conditions.
- c. Models, special renderings, promotional photography, special printing, special equipment, special printed reports or publication, maps, and documents requested by the Client.

Hourly rates for Additional Services shall not exceed:

EXHIBIT "C"

FULLY-BURDENED LABOR RATES

<u>Classification</u>	<u>Fully-Burdened Labor</u>
Admin	\$67.98
Administrative Assistant	\$78.00
Principal	\$255.00
Graduate Engineer	\$105.00
Design Technician	\$105.00
Senior Design Technician	\$120.00
CAD Senior	\$108.00
CAD Manager	\$120.00
Project Manager	\$180.00
Senior Project Manager	\$219.00
Project Quality (QA/QC) Manager	\$180.00
Staff Engineer	\$105.00
Engineer I	\$126.00
Project Engineer	\$132.99
Senior Engineer I	\$127.50
Senior Engineer	\$180.00
Senior Engineer III (Structural)	\$191.25
Senior Engineer III (Civil)	\$191.25
Senior Engineer III (Engineer of Record, EOR)	\$191.25
Registered Professional Land Surveyor (RPLS)	\$195.00
Senior Survey Tech	\$105.00
2-Person Survey Crew	\$173.00

D. Terms and Conditions

IMPORTANT: This Agreement is expressly limited to the terms and conditions stated herein, and any additional or different terms or conditions proposed by Client (including, but not limited to any verbal or written communication) are rejected unless expressly assented to in writing by the person who signed this Agreement on behalf of Landscape Architect. This Agreement shall not be modified or supplemented by any course of dealing, course of performance, or trade usage. Client acknowledges that no other person(s) shall have authority to bind Landscape Architect to terms varying from those set forth herein.

ARTICLE 1: PROFESSIONAL SERVICES

EXHIBIT C

1.1 Services. In connection with the Project described in the Proposal, Landscape Architect shall render the professional services ("Services") for the Project described in the Agreement and any Amendments.

1.2 Agreement. The Agreement includes the Proposal and all Exhibits incorporated into the Agreement, including these Terms and Conditions, and any Amendments (collectively, the "Agreement").

ARTICLE 2: PROPOSALS

2.1 Scope. The Proposal(s) shall identify the specific scope of Services to be performed by Landscape Architect and those subconsultants, if any, specifically identified as having a direct contractual relationship with Landscape Architect ("Subconsultants") in the Proposal. The Proposal shall also identify the amount and type of compensation for the Services. Any services not specifically identified in the Proposal are excluded unless added as Additional Services with additional compensation to Landscape Architect.

2.2 Acceptance of Agreement. Landscape Architect shall commence work upon Landscape Architect's receipt of the properly executed and signed Agreement. If the Agreement is not executed by Client within thirty (30) days of the date tendered, it shall become invalid unless: (1) Landscape Architect extends the time in writing; or (2) at the sole option of Landscape Architect, Landscape Architect accepts Client's oral authorization to proceed with the Services, in which event the terms of the oral authorization shall include all the terms of this Agreement. Landscape Architect's performance of the Services under the oral authorization shall be in reliance on the inclusion of all the terms of this Agreement.

ARTICLE 3: CHANGES

3.1 Changes. The Landscape Architect and Client may at any time, by written amendment, make changes within the general scope of the Agreement. If such changes cause an increase or decrease in the Landscape Architect's cost of, or time required for, performance of any Services under the Agreement, an equitable adjustment shall be made and documented in writing in an executed Amendment.

3.2 Regulatory Changes. In the event that there are modifications or additions to regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement and subsequent Proposals shall be reflected in an appropriate Proposal Amendment. Such changes may include, but are not limited to, changes in environmental regulations, local ordinances, or tariffs and regulations governing the export/import of materials for the Project ("Applicable Laws"), or the interpretation of those Applicable Laws.

ARTICLE 4: THE TERM

4.1 Term. Landscape Architect shall be retained by Client as of the date Client executes the Agreement until the Services have been fully performed or until the Landscape Architect's Services are terminated under provisions of the Agreement. Landscape Architect will pursue completion of Services in accordance with the timely completion specified in the Proposal and any adjustments or amendments thereto. Landscape Architect shall not be liable or responsible for any delays caused by circumstances beyond Landscape Architect's control.

EXHIBIT C

ARTICLE 5: DUTIES

5.1 Access. Client will provide Landscape Architect with access to the Project property or to any other site as required by Landscape Architect for performance of the Services.

5.2 Client-furnished Data. Client shall provide all criteria and full information as to Client's requirements for the Project, designate a person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Landscape Architect's submissions, and give prompt written notice to Landscape Architect whenever Client observes or otherwise becomes aware of any defect in the work. Client shall also do the following and pay all costs incidental thereto: Furnish to Landscape Architect core borings, probing and subsurface exploration, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment and similar data; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; architectural or other engineering design documents; and any other information previously made available to the Client, which may be required by Landscape Architect all of which Landscape Architect may rely upon in performing its Services. Client shall provide such legal, accounting, independent cost estimating, and insurance counseling services as may be required for the Project, any auditing service required in respect of contractor(s)' applications for payment and any inspection services to determine if contractor(s) are performing the work in accordance with Landscape Architect's design.

5.3 Other Information. Landscape Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Client and the Client's consultants.

5.4 Ownership of Documents. All designs, drawings, specifications, documents, and other work products of the Landscape Architect (collectively, the "Documents"), whether in hard copy or electronic form, are instruments of service for the Services and are owned by the Landscape Architect regardless of whether or not Services are completed. Reuse, change, or alteration of the Documents by the Client or by others acting through or on behalf of the Client is not permitted without the written consent of Landscape Architect. The Landscape Architect grants to Client a nonexclusive license to reproduce the Documents solely for the purpose of constructing and maintaining the Project. Except for a rightful termination of this Agreement by Client under Section 7.2, any termination of the Agreement prior to final completion of construction of the Project shall terminate this license. Upon such termination, and unless otherwise agreed by Landscape Architect in writing, the Client (and any third party who received copies of the Documents from Client) shall not make further reproductions of the Documents and shall return to the Landscape Architect within seven days of termination all originals and reproductions in the Client's possession, custody and control, and shall permanently delete any electronic copies thereof from any and all sources. ANY UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION BY THE CLIENT OR THIRD PARTIES IS AT THEIR OWN RISK AND CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY THE LANDSCAPE ARCHITECT, ITS OFFICERS, OWNERS, PARTNERS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND COSTS (INCLUDING FEES OF ATTORNEYS SELECTED IN LANDSCAPE ARCHITECT'S SOLE DISCRETION), INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR LANDSCAPE ARCHITECT'S ALLEGED NEGLIGENCE, ARISING OUT OF OR RELATED TO SUCH AUTHORIZED OR UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION.

EXHIBIT C

5.5 Reporting Obligations. Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Landscape Architect from providing any notices or reports that it may be required by law to give to governmental entities.

5.6 Laboratory Services. In performing Services, Landscape Architect may request that Client provide independent testing laboratory services. Landscape Architect will rely on the accuracy of the testing laboratory services. Landscape Architect will not, and Client shall not rely upon Landscape Architect to, check the quality or accuracy of the testing laboratory's services.

5.7 Licensing Fee. If the Client terminates this Agreement for its convenience under Section 7.1 and the Client desires to use Landscape Architect's Documents for purposes of completing the Project, the Client shall pay the Landscape Architect a licensing fee in the amount of **\$50,000**. If the licensing fee in this Section 5.7 is not paid, the Landscape Architect's license to the Client to use the Documents is revoked. IN THE EVENT THE CLIENT USES THE DOCUMENTS WITHOUT RETAINING THE LANDSCAPE ARCHITECT, THE CLIENT RELEASES, INDEMNIFIES, HOLDS HARMLESS, AND AGREES TO DEFEND THE LANDSCAPE ARCHITECT AND ITS CONSULTANT(S) FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, AND EXPENSES ARISING FROM SUCH USES, REGARDLESS OF WHETHER BASED OR ARISING IN WHOLE OR IN PART UPON THE ALLEGED NEGLIGENCE OF THE LANDSCAPE ARCHITECT AND/OR ITS CONSULTANT(S).

5.8 Site Visit. All conclusions, opinions and recommendations relating to site issues will be based upon observed site conditions at the Project as they existed at the time of Landscape Architect's site visit, if any, or upon the information provided to Landscape Architect by Client.

5.9 Opinions of Cost. Should Landscape Architect provide any opinions of cost, it is understood that those opinions are based on the experience and judgment of Landscape Architect and are merely opinions. Landscape Architect does not warrant that actual costs will not vary from those opinions because, among other things, Landscape Architect has no control over market conditions, including but not limited to the cost of labor, materials, or equipment.

5.10 Construction Observation. The Landscape Architect will periodically visit the Project during construction on the number of occasions indicated in the Proposal, or as Landscape Architect determines in Landscape Architect's sole opinion, to become generally familiar with the progress and quality of the contractors' landscape scope of work and to determine if the work is proceeding, in general, accordance with the Documents. The Client has not retained the Landscape Architect to make detailed inspections or to provide exhaustive or continuous Project review and observation services. The Landscape Architect does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project. Client acknowledges that Landscape Architect is not responsible for any failure of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project to construct the Project or manufacture materials in accordance with the Documents or any applicable legal requirements. Landscape Architect shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors.

EXHIBIT C

5.11 Permits. Client is responsible for obtaining and complying with all required permits (other than those submitted by Landscape Architect as defined by the scope of this contract) or other approvals of, and for giving any required notices to, all governmental and quasigovernmental authorities having jurisdiction over the Services or the Project. Before Landscape Architect performs the Services, Client will provide Landscape Architect evidence satisfactory to Landscape Architect that all required permits or other approvals have been obtained and that all required notices have been given. Client will provide to Landscape Architect copies of any such permits or any such notices, together with any other relevant information that will alert Landscape Architect to the requirements of such permits, approvals, or notifications.

ARTICLE 6: COMPENSATION OF SERVICES

6.1 Compensation of Services. Landscape Architect's compensation for Services shall be set forth in the Proposal(s).

6.2 Compensation. Client agrees to pay Landscape Architect for Services in accordance with the Agreement. Unless otherwise provided in the Agreement, expenses directly related to these Services, including reproduction, travel, long distance telephone bill, express mail, special deliveries and subconsultant expenses shall include a ten percent (10%) markup on cost.

6.3 Payments. Landscape Architect will invoice Client monthly in accordance with the terms and conditions of the Proposal (and Amendments) for Services and reimbursable expenses. Client agrees to promptly pay Landscape Architect the full amount of each such invoice within thirty (30) days of receipt. In no event shall Landscape Architect's failure to bill monthly constitute default under the terms and conditions of this Agreement.

6.4 Right to Stop Performance. If Client does not pay any amount due to Landscape Architect within thirty (30) days after the invoice date, Landscape Architect may, upon three (3) additional days verbal or written notice to Client, stop performance of the Services until complete payment of the invoiced amount has been received.

6.5 Attorney's Fees. In the event Landscape Architect's invoices for Services are given to any attorney for collection, or if suit is brought for collection, or if they are collected through probate, bankruptcy, or other judicial proceeding, then Client shall pay Landscape Architect all costs of collection, including, but limited to, the maximum attorney's fees allowed by law and court costs, in addition to other amounts due.

ARTICLE 7: TERMINATION OF SERVICES

7.1 Termination for Convenience. This Agreement may be terminated, either by Client or by Landscape Architect, for convenience and without cause, at any time prior to completion of Landscape Architect's Services, upon thirty (30) days written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, the Landscape Architect shall discontinue work under this Agreement. Such termination shall release Landscape Architect from any further obligation to provide Services to Client on this Agreement, but all obligations of Client shall continue. In the event Client terminates the Agreement based on Client's reasonable opinion the Landscape Architect has failed or refused to prosecute the work efficiently, promptly or with diligence, the Landscape Architect shall have

EXHIBIT C

at least ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement or Proposals). Client waives any and all claims it has against Landscape Architect arising out of termination of this Agreement by Landscape Architect. Client waives any and all claims, causes of action, or damages that it has or may have against Landscape Architect for failure to perform further Services under this or any other Agreement with Client.

7.2 Termination for Cause. Either party may terminate this Agreement upon not less than seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

7.3 Compensation in Event of Termination. Upon termination by either Client or Landscape Architect, Client shall pay Landscape Architect with respect to all contracted Services rendered and expenses incurred before termination, including any termination settlement costs the Landscape Architect reasonably incurs relating to commitments which had become firm before the termination.

ARTICLE 8: RELATIONSHIP OF PARTIES

8.1 Independent Contractor. It is understood that the relationship of Landscape Architect to Client shall be that of an independent contractor. Neither Landscape Architect nor employees of Landscape Architect shall be deemed to be employees of Client.

ARTICLE 9: LIMITATIONS OF LIABILITY

9.1 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY OF LANDSCAPE ARCHITECT, ITS EMPLOYEES, OFFICERS, SUBCONSULTANTS, TO CLIENT OR ANY PARTY CLAIMING BY, THROUGH OR UNDER CLIENT, FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER FROM ANY CAUSE OR CAUSES, INCLUDING, BUT NOT LIMITED TO, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR ERRORS OR OMISSIONS SHALL NOT EXCEED THE TOTAL FEE PAID TO THE LANDSCAPE ARCHITECT. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY PUNITIVE, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES INCURRED DUE TO THE FAULT OF THE OTHER PARTY, REGARDLESS OF THE NATURE OF THIS FAULT OR WHETHER IT WAS COMMITTED BY THE CLIENT OR BY LANDSCAPE ARCHITECT, THEIR EMPLOYEES, AGENTS, OR SUBCONSULTANTS. CONSEQUENTIAL DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF PROFIT, SUBSTITUTE HOUSING, DELAYED OCCUPANCY, AND LOST BUSINESS OPPORTUNITIES.

9.2 No Certification. Landscape Architect shall not be required to sign any documents, no matter by whom requested, that would result in Landscape Architect having to certify, guarantee, or warrant the existence of conditions whose existence Landscape Architect cannot ascertain. The Client also agrees not to make resolution of any dispute with Landscape Architect nor payments of any amount due to Landscape Architect in any way contingent upon Landscape Architect's signing any such certification.

9.3 Asbestos or Hazardous Materials. It is acknowledged by both parties that Landscape Architect's scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event Landscape Architect or any other party encounters asbestos or hazardous or toxic materials at the Project, or should it become known in any way that such materials may be present at the Project or any adjacent

EXHIBIT C

areas that may affect the performance of Landscape Architect's Services, Landscape Architect may, at its sole option and without liability for consequential or other damages, suspend performance of Services on the Project until the Client retains appropriate specialist consultants or contractors to identify, abate, and/or remove the asbestos or hazardous or toxic materials and warrant that the Project is in full compliance with applicable laws and regulations. If Landscape Architect suspends its performance due to the presence of such materials, Landscape Architect shall be entitled to an extension of the schedule proportionate to the time Landscape Architect's Services were suspended.

9.4 Delays. Landscape Architect is not responsible for delays caused by factors beyond Landscape Architect's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of Landscape Architect's Services or work product promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays occur, the Client agrees Landscape Architect is not responsible for damages caused by such delay. In addition, Landscape Architect shall not be deemed to be in default of this Agreement but shall be entitled to an extension of time equal to the delay. In the event such delay exceeds thirty (30) days, Landscape Architect shall be entitled to an equitable adjustment in compensation. Any schedules or durations included in the Agreement for Landscape Architect's Services is an estimated schedule or duration only; Client acknowledges that Landscape Architect's schedule or duration will depend on required coordination, permitting, Client's availability for meetings and issuance of approvals, and other conditions created by the site or third parties not under the control of Landscape Architect.

9.5 Project Enhancement. If, due to Landscape Architect's error or omission, a required item or component of the Project is omitted from Landscape Architect's Documents, Landscape Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project and paid by the Client had the item or component been included in Landscape Architect's Documents. In no event will Landscape Architect be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

ARTICLE 10: CONDO EXCLUSION

10.1 No Condominiums. Unless specifically included and acknowledged in the Agreement, Landscape Architect has assumed the Project will not involve residential condominiums, which are defined as multi-family or mixed-use residential property comprising all or part of the Project, the units of which will be individually owned or occupied by unit owners or tenants and the owners will share in joint ownership of any common elements.

10.2 Condominium Conversion. It is an essential and material term of the Agreement that the Project does not involve condominiums. If the Project is converted to condominiums, (i) Client agrees to release, indemnify, defend, and hold harmless Landscape Architect from and against any claims by a condominium association or individual unit owners related to the Services provided by Landscape Architect under this Agreement, and (ii) the Condominium Project Special Requirements, attached hereto as Attachment 1, shall apply.

EXHIBIT C

ARTICLE 11: MISCELLANEOUS

11.1 Entire Agreement. The Agreement contains the entire agreement between Landscape Architect and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by written document executed by both parties. ANY FUTURE AGREEMENTS BETWEEN THE PARTIES IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

11.2 Modifications. No one has authority to make variations in, or additions to, the terms of this Agreement on behalf of Landscape Architect other than one of its officers, and then only in writing signed by such officer.

11.3 Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including the choice of law.

11.4 Venue. Landscape Architect and Client agree that the Services will be performed or partially performed in Harris County, Texas, and the venue of any action under the Agreement shall be exclusively in Harris County, Texas. Client and Landscape Architect hereby waive any objection to jurisdiction or venue in Harris County,

11.5 Severability. If any provision of the Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a party hereof and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid, or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

11.6 Construction of Agreements. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits. In the event of a conflict or ambiguity between the documents comprising this Agreement, the more specific provision shall control.

11.7 Successor and Assigns: No Third-Party Beneficiaries. Client, for itself and partners, if any, and Landscape Architect, for itself, each bind itself and its successors, executors, administrators and assigns to the other party to this Agreement and to partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Neither Client nor Landscape Architect shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than Client and Landscape Architect. Client and Landscape Architect agree that there are no third-party beneficiaries to this Agreement. Client's representative signing below warrants that he or she has full authority to bind Client to this Agreement. Client further warrants it is the "owner" or "reputed owner" of the Project (as those terms are defined in Chapter 53 of the Texas Property Code) and that Client has an ownership interest in the real property that is part of the Project. Client's representative signing below agrees to indemnify, save, and hold Landscape Architect harmless for any and all claims, causes of action, and damages that may arise against Landscape Architect if the representations contained in this Paragraph are

EXHIBIT C

not correct. Nothing in the Agreement restricts Landscape Architect's ability to hire subconsultants or others in connection with the Services. Notwithstanding anything to the contrary in this Agreement, Landscape Architect shall have no obligation to hire any subconsultants unless the Services of subconsultants are specifically included in the Proposal. The Services and any reports or other documents prepared under this Agreement are for the sole benefit and sole use of Client and are not for the use of any other person. Only Client may rely upon the Agreement and the Services unless the Landscape Architect gives Client or some other entity prior and specific written approval.

11.8 Dispute Resolution. Any claim, dispute or other matter in question arising out of or related to the Agreement or the Services provided thereunder shall be subject to mediation, and, if necessary, arbitration. Prior to arbitration, the parties shall endeavor to resolve all disputes by mediation.

11.9 Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Landscape Architect's Services, the Landscape Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings. Each party agrees to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include similar mediation provisions in all agreements with their respective subcontractors, suppliers, and subconsultants, thereby providing for mediation as the initial method for dispute resolution between the parties to all those agreements. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Harris County, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

11.10 Arbitration. Claims, disputes, and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

11.11 No Warranty. Landscape Architect makes no warranty, either expressed or implied, as to Landscape Architect's findings, recommendations, plans, designs, or professional advice. Any warranties or guarantees contained in any purchase orders, contracts, certifications, requisitions, or notices to proceed issued by the Client are specifically objected to and excluded. Client recognizes that neither Landscape Architect nor any of Landscape Architect's subconsultants owes any fiduciary responsibility or duty to Client. CLIENT HEREBY WAIVES ANY AND ALL WARRANTIES IMPLIED BY LAW.

EXHIBIT C

11.12 Corporate Liability. Client understands and agrees that Landscape Architect is a business entity that has contracted to perform Services, and any Services provided by Landscape Architect's employees, agents or officers are not provided in their individual capacity. Client will not make any claim or demand against any of Landscape Architect's employees, agents, or officers in their individual capacity.

11.13 Survival of Provisions. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services, or (b) any continuing obligation, liability, or responsibility of Landscape Architect and of Client which would otherwise survive termination of the Services.

11.14 Texas Board of Architectural Examiners. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in Texas.

Texas Board of Architectural Examiners
P.O. Box 12337
Austin, Texas 78711-2337
Ph # 512-305-9000

11.15 Attorneys' Fees. In any litigation or arbitration between the Client and Landscape Architect related to the Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred in the litigation or arbitration. For purposes of this provision, the "prevailing party" shall be the party who obtains a finding from the court or arbitrator at the time final judgment is entered that the opposing party materially breached the Agreement. If both parties obtain such a finding, then neither shall be deemed a prevailing party for purposes of this provision, regardless of whether one party is required to pay an amount to satisfy a judgment to the other.

We appreciate your consideration of our firm, and we look forward to working with you. If this proposal meets your approval, please sign, and return one (1) copy to our office at your earliest convenience.

Keiji Asakura, Founding Principal
Asakura Robinson Company, LLC



Houston	6120 S. Dairy Ashford Rd.
Austin	Houston, TX 77072-1010
Dallas	281.933.7388 Ph
San Antonio	281.933.7293 Fax
	www.hvj.com

February 17, 2026

Mr. Derek St. John, PE
HR Green
11011 Richmond Avenue, Suite 200
Houston, Texas 77042

Re: Supplemental Study
TIRZ 17 Detention and Conveyance Project
Barryknoll Lane Improvements
WBS No. M-430296-0017
Owner: TIRZ 17
HVJ Proposal No. HGT2110495.4

Dear Mr. John:

HVJ Associates, Inc. is pleased to submit this proposal for providing additional geotechnical services for the above-mentioned project. This proposal outlines our understanding of the scope of the project and presents our approach and our fees for providing the services.

Project Description

The project involves construction of an underground detention basin and conveyance system improvements as part of the TIRZ 17 Detention and Conveyance Project located in west Houston at the junction of Interstate 10 and Beltway 8. Based on the information provided to us by HR Green, we understand that an underground detention basin/vault type structure will be constructed at the Memorial Middle School sports complex. The size of the detention basin will be about 9.5 acres with the bottom of the basin at about 15 to 20 feet below the existing grade.

As part of the project, Barryknoll Lane will be re-aligned towards north between Gessner Road and Plantation Road and the roadway pavement will be reconstructed. We assumed the limits of realignment will not exceed 60 feet from the existing south edge of the parking lot. The existing parking lot will be disturbed partly and will be reconstructed as well.

Scope of Work

A signed and sealed geotechnical report was submitted (HVJ Report No. HG2110495.1 dated March 6, 2025) as part of the Phase 1 services. The report included design and construction recommendations for the pavement, storm sewer installation, mat foundation for the basin, cantilever drilled shaft wall, braced wall and spread footing cast-in-place wall.

EXHIBIT D

Mr. Derek St. John, PE
HGT2110495.4
February 17, 2026

As requested by H R Green, our current scope of work include flexible pavement design recommendations for the parking lot. HVJ will obtain available traffic information from H R Green and will perform pavement thickness design for the parking lot.

We propose to perform two 5 feet deep borings in the parking lot. The existing pavement will be cored prior to drilling and pavement thickness information will be obtained. Samples will be obtained continuously to the boring termination depth and the boreholes will be backfilled with grout using tremie method. The boring will be used to determine the site stratigraphy and to obtain samples for laboratory testing. The laboratory-testing program is intended to provide confirmation of the field visual soil classifications and to establish properties of the subsurface materials required for design. We assumed the right-of-entry to the parking lot will be provided by H R Green.

All the field and laboratory tests will be performed according to ASTM standards, where applicable, or with other established procedures. Results of the field and laboratory data will be used to develop recommendations for the parking lot.

A supplemental geotechnical report of our study will be prepared by an engineer specializing in soil mechanics and foundation engineering after reviewing available structural, geological, boring, and laboratory data. In general, the following items will be included in our report:

- Boring logs and test data,
- Groundwater conditions,
- Pavement thickness design and construction recommendations for the parking lot and drive way.

Schedule

We expect to submit the draft report within four weeks following our receipt of your written notice to proceed and right-of-entry letter. If requested, verbal recommendations can be provided throughout the progress of the investigation as testing is completed.

Fee and Conditions

Based on the scope of work outlined, the total estimated fees is \$7,398.00. Our accounting procedures call for the submittal of invoices on a month-end basis or at the conclusion of project should its duration last less than a month. Our credit terms are net 30 days.

HR Green will be responsible for providing traffic data. The scope of work described is appropriate for the project configuration presented to us. If anomalous conditions are encountered, or if the project configuration changes significantly, a change in work scope may be required. HVJ Associates will recommend such changes when and if it is deemed necessary. No changes will be implemented without prior authorization from HR Green.

If this proposal meets with your approval, please forward a copy of the sub consultant agreement for our review and execution.

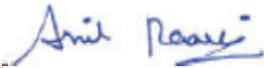
EXHIBIT D

Mr. Derek St. John, PE
HGT2110495.4
February 17, 2026

HVJ Associates, Inc. is pleased to be of service on this project. Please call us if you have any questions or require additional information.

Sincerely,

HVJ ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Anil Raavi". The signature is written in a cursive style with a horizontal line under the name.

Anil K. Raavi, PE
Professional Services Manager

EXHIBIT D

GEOTECHNICAL FEE ESTIMATE

TIRZ 17 Detention and Conveyance Project, Phase 2 - Supplemental, Barry
Knoll Lane
Client: HR Green
HVJ Proposal No. HGT2110495.4
February 17, 2026

COST BREAKDOWN FOR GEOTECHNICAL INVESTIGATION

Field Investigation (2x5')

Mobilization/Demobilization of Drill Rig	1	@	\$746.00	lump sum	\$746.00
Asphalt Coring, Minimum Charge	1	@	\$639.00	lump sum	\$639.00
Drilling and Sampling (Continuous, 0-5')	10	ft @	\$27.00	per foot	\$270.00
Grouting (Tremie Method to full depth of the borings)	10	ft @	\$13.00	per foot	\$130.00
Project Engineer, PE (Field Coordination)	3	hr @	\$187.00	per hour	\$561.00
Field Technician (coordination, utilities, staking, etc)	7	hr @	\$69.00	per hour	\$483.00
			Subtotal		\$2,829.00

Laboratory Testing *

Moisture Content (ASTM D-2216)	2	@	\$12.00	each	\$24.00
Atterberg Limits (ASTM D-4318)	2	@	\$76.00	each	\$152.00
Percent Passing #200 Sieve (ASTM D-1120)	2	@	\$59.00	each	\$118.00
Optimum Lime Content - pH Method (ASTM D-6276)	1	@	\$283.00	each	\$283.00
			Subtotal		\$577.00

Project Management, Report Preparation

Principal	5	hr @	\$266.00	per hour	\$1,330.00
Project Engineer, PE	4	hr @	\$187.00	per hour	\$748.00
Staff Engineer, EIT	14	hr @	\$126.00	per hour	\$1,764.00
Administrative Assistant	2	hr @	\$75.00	per hour	\$150.00
			Subtotal		\$3,992.00

TOTAL GEOTECHNICAL SERVICES

\$7,398.00

*Note: The number and type of tests performed will depend on the actual soil conditions encountered.



Lighting Design for Barryknoll Realignment

Mbroh Engineering, Inc. Design Services

GENERAL

Mbroh Engineering, Inc. (Mbroh) appreciates the opportunity to provide lighting design services for the Barryknoll Realignment project. The scope includes relocation of impacted street lighting, parking lot lighting adjustments, and required coordination with relevant stakeholders and utility providers. Services will support the 60%, 90%, and 100% design milestones, ensuring progressive development, review, and finalization of electrical plans consistent with overall project requirements and schedule.

- Mbroh will plot, sign and seal the Lighting related plans and specifications.
- Mbroh will use the design guidelines by Houston Public Works and Texas Department of Transportation for designing the lighting system and fixtures.

ASSUMPTIONS

HR Green will provide Mbroh with the following:

- All AutoCAD background files of the Barryknoll Realignment, related to the areas of work.
- Applicable details and detailed guidelines from Houston Public Works and Texas Department of Transportation.
- Record drawings of Barryknoll Realignment, related to the areas of work; if available
- Access to property owner for coordination

DELIVERABLES

Mbroh will provide:

- 60% Design Submittal.
- 90% Design Submittal
- 100% Signed and Sealed Final Submittal

100% set will be reviewed with the Client, and any comments will be incorporated before final printing and advertising.

Deliverables Include:

- Lighting Plans (PDF)
- Lighting Details and Notes
- Photometric Calculations (parking lot)
- Electrical Specifications (as required)



TASKS

Mbroh will perform the following tasks for preparing detailed design drawings and specifications for the Barryknoll Realignment Lighting Design:

Task	Description
100	Project Management & Coordination
200	Lighting Design, Relocation Plans & Photometrics
300	Specifications
400	Bid Phase and Other

Task 100 – Project Management & Coordination

Description: Mbroh Engineering will manage the lighting design scope for the Barryknoll Realignment lighting improvements to ensure timely and coordinated delivery through the 60%, 90%, and 100% design phases.

Services include:

- Serve as the primary point of contact for lighting design coordination with HR Green.
- Attend coordination meetings with the roadway design team and other stakeholders, as required.
- Conduct a site review to verify existing lighting conditions and confirm impacts.
- Coordinate street light relocation plans with HR Green for submission to CenterPoint Energy.
- Coordinate with Metro National Company regarding parking lot lighting modifications.
- Perform internal QA/QC reviews prior to each design submittal.
- Prepare an Engineering Opinion of Probable Construction Cost (OPCC) for the proposed lighting improvements.

Exclusions:

- Utility pole relocation coordination is excluded.
- Construction phase services beyond limited bid clarification are excluded.
- Relocation, redesign, or coordination of cellular communication infrastructure is excluded.
- Distribution utility pole relocation (power, telecom, fiber) is excluded.

Task 200 – Lighting Design, Relocation Plans & Photometrics

Description: Mbroh Engineering will prepare construction-ready lighting design documents for the Barryknoll Realignment project, including relocation of impacted street lighting and modifications to parking lot lighting systems, as required.

Design Deliverables Include:

- Electrical general notes, legend, and abbreviations.
-



- Demolition plans identifying existing lighting to be removed, relocated, or protected in place.
- Proposed lighting layout plans showing street light relocations and parking lot lighting adjustments.
- One-line diagram and load calculations for parking lot lighting circuits, if circuit modifications are required.
- Panelboard schedules for parking lot lighting circuits, if impacted by the proposed modifications.
- Conduit and conductor schedules for modified lighting circuits.
- Photometric (illumination) calculations for parking lot lighting in accordance with applicable IES standards.
- Lighting fixture schedules and installation details.
- Coordination of street lighting relocation plans with HR Green for CenterPoint Energy review.

Assumptions

- Existing electrical services and lighting circuits are assumed to have adequate capacity to support proposed modifications.
- Electrical service upgrades are excluded from this scope.

Exclusions

- Illumination calculations for street lighting are excluded.
- Electrical service design and new utility service routing are excluded.
- Conduit routing for utility service infrastructure is excluded.
- Ground lighting design, relocation, or modification is excluded unless authorized in writing as an additional service.
- Photometric calculations are limited to parking lot lighting only; street lighting photometrics are excluded.

Task 300 – Specifications

Description: Mbroh Engineering will prepare bid-ready technical specifications for the Barryknoll Realignment lighting improvements, including street lighting relocation and parking lot lighting adjustments.

- General electrical requirements.
- Lighting system materials and installation standards.
- Conduit, raceway, and low-voltage wiring requirements (excluding service design).
- Grounding, bonding, and surge protection provisions.
- Pull boxes, junction boxes, and related supports.

Task 400 – Bid Phase and Other

Description: Mbroh will respond to bidder questions, as necessary.



FEE

MEI's lump sum cost as described above is \$26,130.00. Cost breakdown is provided in Attachment.

EXHIBIT E

		Project: <i>Barryknoll Realignment</i>					DATE: February 16, 2026			
		Level of Effort: <i>MBROH Manhour Estimate for Proposal</i>								
		Labor								
		Hours					Costs			
		Rate:	\$240	\$225	\$175	\$135	\$90			
			Principal/ PM	Sr Engineer - EE/I&C	EIT	Sr CADD	Admin	Total Hours	Direct Costs	Labor Fee
Task	Description									
100	Project Management & Coordination									\$5,400
110	Kick-off Meeting		1	1				2		\$465
111	Site Visits/Field Meetings		3	3				6		\$1,395
112	Progress Meetings/Coordination Meetings		3					3		\$720
113	Client Review Meetings (60%, 90% and 100% Drawings)		3	3				6		\$1,395
114	Monthly Invoices		1				3	4		\$510
115	Opinion of Probable Constuction Cost (100%)		1	3				4		\$915
	<i>Subtotal</i>		12	10	0	0	3	25		\$5,400
200	Design									\$16,710
210	Develop electrical legends and abbreviations for lighting plans			1			1	2		\$360
211	Prepare site lighting plan drawings showing relocation of street lighting and modifications to parking lot lighting		1	4			10	15		\$2,490
212	Develop one-line diagram and perform load calculations for parking lot lighting circuits		1	4			2	7		\$1,410
213	Prepare conduit and cable schedules for street lighting relocation and parking lot lighting systems		1	2			2	5		\$960
214	Develop panelboard schedules for parking lot lighting circuits		1	2			2	5		\$960
215	Prepare lighting details, installation details, and standard detail sheets		1	6			10	17		\$2,940
216	Develop lighting fixture schedule and perform photometric (illumination) calculations for parking lot lighting		3	6			10	19		\$3,420
217	Perform internal QA/QC review for each design submittal (60%, 90%, and 100%)		8	10				18		\$4,170
	<i>Subtotal</i>		16	35	0	37	0	88		\$16,710
300	Specifications									\$3,060
310	Electrical Related Specifications (16010 BASIC ELECTRICAL REQUIREMENTS, 16111 CONDUIT FITTINGS AND BODIES, 16120 Low-Voltage Wires and Cables, 16131 DEVICES, PULL AND JUNCTION BOXES, WIRING DEVICES, 16170 GROUNDING AND BONDING, 16290 SURGE PROTECTION DEVICES and Etc.)		2	6				3	11	\$2,100
311	Specifications QA/QC		4					4		\$960
	<i>Subtotal</i>		6	6	0	0	3	15		\$3,060
400	Bid									\$960
410	Respond to Bidder Questions and Addenda		1	2			2	5		\$960
	<i>Subtotal</i>		1	2	0	2	0	5		\$960

EXHIBIT E

		Project: <i>Barryknoll Realignment</i>					DATE: February 16, 2026			
		Level of Effort: <i>MBROH Manhour Estimate for Proposal</i>								
		Labor								
		Hours					Costs			
		Rate:	\$240	\$225	\$175	\$135	\$90			
			Principal/ PM	Sr Engineer - EE/I&C	EIT	Sr CADD	Admin	Total Hours	Direct Costs	Labor Fee
Task	Description									
Total Hours			34	51	0	37	6	128		\$26,130



EXHIBIT F

United Engineers, Inc.

Engineering | Surveying | Utilities

February 19, 2026

HR Green
11750 Katy Fwy Suite 400
Houston, Texas 77079
Attn: David G. Greaney, P.E

Re: Fee Proposal for Surveying Services –Barryknoll Lane

United Engineers, Inc. is pleased to submit this fee proposal for surveying services for the above-mentioned project. Survey shall conform to City of Houston Survey Requirements.

SCOPE OF WORK

Specific survey limits for Barryknoll Lane are as follows:

The topographic survey will extend from North R.O.W. of Barryknoll up to 300' North inside the Memorial City Mall Parking Lot. It will extend from Gessner Road to the East property line of Memorial City Apartments. The total project limit for the full survey will be approximately 1,500 linear feet West to East.

INITIAL SURVEY SERVICES:

1. Re-Establish Horizontal and Vertical Datum:

- a. Texas State Plane Coordinate System, South Central Zone (4204), NAD 83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (2001 Adj., GD 99).
- b. GPS observe control (RTK), UEI Control and (3) TSARP's.
- c. GPS observe control (Static), UEI Control and (3) TSARP's.
- d. UEI will run conventional levels through UEI control.
- e. UEI will provide Project TSARP Benchmark in Survey notes.

ESTIMATED LUMP SUM FEE: \$1,110.00

2. Topographic Survey within Memorial City Mall Property:

- a. Topographic Survey will extend from Gessner to Memorial City Apartments from the North R.O.W. of Barryknoll Lane up to 300 L.F. into Memorial City Mall property, see Exhibit "A".
- b. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
- c. Place 811 ONE CALL and all locates will be surveyed in.



EXHIBIT F

United Engineers, Inc.

Engineering | Surveying | Utilities

- d. UEI will acquire all inverts for accessible utilities except for electrical, acquire pipe size, direction and depth to all pipes.
- e. UEI will tie in all parking lot striping and entrance road striping.
- f. No pipelines found in the project limits.
- g. UEI will tie in all trees within limits of the survey.

ESTIMATED LUMP SUM FEE: \$17,020.00

3. CAD Services (Utility Base Plan only, no Profile):

- a. UEI will perform private and public Utility Research.
- b. Create and provide a Utility Base Plan, no Profile, also provide a TIN file.

ESTIMATED LUMP SUM FEE: \$1,120.00

4. Survey Control Maps:

- a. Update existing Survey Control Maps for the project area.

ESTIMATED LUMP SUM FEE: \$1,120.00

ADDITIONAL SURVEY SERVICES:

1. R.O.W. Mapping and Acquisition (One Parcel), the Proposed Re-Alignment of Barryknoll:

- a. Provide Boundary Resolution for Memorial City Mall Tract
- b. Acquire Abstracting for the Memorial City Mall tract including subject deed/plat and easement deed/plat.
- c. Acquire Limited Title Certificate (LTC) for each tract.
- d. Acquire R.O.W. Deed/Plat for Gessner Road and Barryknoll Lane.
- e. Calculate Memorial City Mall tract and ROW to develop a working map for Survey Field Crew to recon and tie in row/property corners.
- f. Resolve R.O.W. and Property Lines.
- g. Provide R.O.W. Acquisition Parcel Plats with Metes and Bounds.
- h. Set R.O.W. parcel corners and provide final signed and sealed documents.

ESTIMATED LUMP SUM FEE: \$3,500.00 (PER PARCEL)

2. Transfer if R.O.W. Mapping (Two Parcels) for the Proposed Re-Alignment of Barryknoll:

- a. Provide Boundary Resolution for Memorial City Mall Tract



EXHIBIT F

United Engineers, Inc.

Engineering | Surveying | Utilities

- b. Acquire Abstracting for the Memorial City Mall tract including subject deed/plat and easement deed/plat.
- c. Acquire Limited Title Certificate (LTC) for each tract.
- d. Acquire R.O.W. Deed/Plat for Gessner Road and Barryknoll Lane.
- e. Calculate Memorial City Mall tract and ROW to develop a working map for Survey Field Crew to recon and tie in row/property corners.
- f. Resolve R.O.W. and Property Lines.
- g. Provide R.O.W. Acquisition Parcel Plats with Metes and Bounds.
- h. Set R.O.W. parcel corners and provide final signed and sealed documents.

ESTIMATED LUMP SUM FEE: \$7,000.00 (\$3,500.00 PER PARCEL)

FEE SUMMARY

Our fee for providing the professional surveying services as outlined in the SCOPE OF SERVICES fee will be:

INITIAL SURVEY SERVICES: **\$20,370.00**

ADDITIONAL SURVEY SERVICES: **\$10,500.00 (Approximately 3 parcels)**

SUBMISSION SCHEDULE AND DELIVERABLES:

UEI proposes to begin the work within five (5) working days after receiving your written notice to proceed and will attempt to complete all work described in the Initial Survey Services, within approximately 30 working days. If the Additional Survey Services are accepted the R.O.W. Acquisition and Parcel Plats and Metes and Bounds will take approximately 20 working days after N.T.P.

UEI's deliverables for the topographic survey will be an ascii file, base plan drawing in (AutoCAD format) depicting existing right of way, current conditions, and utilities in plan view only, no profile. The Survey Control Maps will be signed and sealed by the Registered Professional Land Surveyor responsible for the project. Parcel Plats and Metes and Bounds signed and sealed by the Registered Professional Land Surveyor if scope includes this Additional Survey Services.



EXHIBIT F

United Engineers, Inc.

Engineering | Surveying | Utilities

UEI appreciates this opportunity to submit this proposal and we look forward to working with you to make this a successful project. Should you have any questions, please call me or Kefelegne Tesfaye, P.E. at 713-271-2900.

Sincerely,

UNITED ENGINEERS, INC.

UNITED ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Christin M. Norris', written over a horizontal line.

Christin M. Norris, PE, RPLS
Director of Land Surveying

A handwritten signature in black ink, appearing to read 'Kefelegne Tesfaye', written over a horizontal line.

united eng (Feb 19, 2026 14:52:41 CST)

Kefelegne Tesfaye, PE
Principal

EXHIBIT F



EXHIBIT F

PROJECT NAME:	BARRYKNOLL TOPO SURVEY
CONTRACT NUMBER:	
CLIENT:	
SUB PROVIDER NAME:	

Labor Expenses

TASK DESCRIPTION	Principal P.E	Support Manager	RPLS	Sr. Engineer P.E.	Sr. CADD Technician	Sr. Survey Technician	3-Person Survey Crew	2-Person GPS Survey Crew	TOTAL LABOR HRS	TOTAL LABOR COST
Recon Horizontal and Vertical Control			1				4		5	\$ 1,110.00
Topographic Survey			2				40		42	\$ 8,940.00
Process control and topographic survey						4			4	\$ 560.00
Draft Topographic survey					40				40	\$ 5,600.00
Draft Utility Plan view only					8				8	\$ 1,120.00
Update Survey Control Map						8			8	\$ 1,120.00
Review Topographic Survey			4						4	\$ 1,080.00
One Call 811						2			2	\$ 280.00
Utility Coordination						4			4	\$ 560.00
HOURS/MILES SUB-TOTALS	0	0	7	0	54	12	44	0	117	
LABOR RATE PER HOUR	\$350.00	\$300.00	\$270.00	\$260.00	\$140.00	\$140.00	\$210.00	\$225.00		
ESTIMATED HOURS PER DAY	8	8	8	8	8	8	8	8		
ESTIMATED DAYS	0	0	0.875	0	6.75	1.5	5.5	0		
TOTAL COSTS	#VALUE!	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	0%	0%	6%	0%	46%	10%	38%	0%	100%	
										\$ 22,870.00

Other Direct Expenses

TASK DESCRIPTION	Unit	Maximum	Quantity	Cost
ODE Total				\$ -

Summary

TOTAL LABOR COSTS (DIRECT LABOR)	\$ 22,870.00
TOTAL NON-Salary (OTHER DIRECT EXPENSES)	\$ -
GRAND TOTAL	\$ 22,870.00

PROGRESS REPORT— FEBRUARY 2026

BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS

WBS No. N-T7000-0021-3



PROJECT LOCATION

Storm sewer and roadway improvements:

Westview Drive, Cedardale Dr, Windhover Ln, and Demaret Ln

Basin improvements:

At existing basin between Bunker Hill Rd and Blalock Rd.

FUNDING PARTNERS

EPA: \$3,394,000

PROJECT OBJECTIVES & DESCRIPTION

Reduce risk of flooding in neighborhood by:

- Installing reinforced concrete boxes to draw water more quickly away from the homes.
- Mitigating flow increases by deepening the detention basin.

ASSOCIATED IMPROVEMENTS

- Reinforced concrete boxes and basin deepening
- Half-road replacement
- Mill and overlay roadway (side without boxes)
- Sidewalk and ADA-compliant wheelchair ramps
- Waterline replacements
- Driveway replacement
- Lift station
- Subsurface barrier wall

EXISTING BASIN



Existing Roadway



PROJECT STATUS

- Completed storm sewer installation in neighborhood.
- Completion of initially designed roadway pavement.
- Basin excavation is complete.
- Installation of channel lining continued.
- Installation of wet well components continued.

NEXT STEPS

- Begin other half street demolition.
- Begin other half roadway pavement.
- Continue lift station internal components.
- Continue installation of channel lining.
- Pour final segment of pilot channel.

BASIN DETENTION VOLUME

Pre-project volume: 44 ac-ft
Added volume: 35.1 ac-ft*
Total: 79.2 ac-ft

*80% capacity increase

PROGRESS REPORT— FEBRUARY 2026

BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS



CONSTRUCTION TIME

Original Contract Time: 470 Days
Mobilization Date: Jan 6th, 2025

CONTACT INFORMATION

Construction Manager:
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079



CONTRACTOR

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



PAYMENT ESTIMATES

Original Contract Amount	\$13,797,688.00
Change Order Amount to Date	\$0.00
Current Contract Amount	\$13,797,688.00
Previous Payments	\$9,864,439.36
Current Payment Due (Minus Retainage)	\$322,665.13
Contract Completion Date	April 20, 2026
Balance Remaining	\$3,425,991.75

PROGRESS PHOTOS



Roadway Pavement



Basin Channel Lining



Basin Grass



Subsurface Barrier Wall Clay Cap



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
▶ HRGREEN.COM

February 17, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
~~9640 Long Point, Suite 150~~ 9600 Long Point Road, Suite 200
Houston, TX 77055

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements
WBS No. N-T17000-0021-3
Reytec Construction Resources, Inc. Payment No. 12

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 12 in the amount of \$686,082.87 for construction services rendered through January 31, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$322,665.13** to Reytec.

The following billing information is to be used for payment:

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

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

Sincerely,

HR GREEN, INC.

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

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 12

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair

From: Cynthia Cruz

Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #12

Date: February 16, 2026

This memo serves as notification of approval of Pay Estimate #12 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 1/1/2026 to 1/31/2026. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$322,665.12 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

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

The Authority has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
DBE Contractor Payment Report

C:
HR Green, Inc., Attn: David Greaney, PE, Project Manager
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton

Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32	\$287,976.00	\$145,381.32
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
#10 (10/1/25-11/21/25)	\$1,177,192.26	\$0.00	\$1,177,192.26
#11 (11/24/25-12/31/25)	\$686,082.87	\$0.00	\$686,082.87
#12 (1/1/26-1/31/26)	\$322,665.12	\$0.00	\$322,665.12
Running Totals	\$10,187,104.49	\$3,394,000.00	\$6,793,104.49

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 2.5% of the bid schedule, bringing the project earned value to 78.0%. Elapsed contract time is 383 of 470 calendar days (81.5%). There have been no approved change orders to the contract beyond work change directives incorporated as a cash allowance item.

Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. The summary of completed work for the stated period is provided in the following table. Overruns noted are due to site conditions and have been approved by the Engineer. This period includes a deduction in payment for the 7x4 RCB item to account for actual installations of 7x7 and 7x5 RCB in lieu of 7x4 RCB.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Concrete Driveway, Storm Sewer, Cut/Plug Pipe	10.88%	96.34%
Traffic Control	Remove Concrete Barrier	0.75%	87.86%
Roadway	Lime Subgrade, 6-/11-in Conc Pavement including Driveways	28.09%	65.99%
Drainage	Type C Inlets & Manholes, 3-/4-in PVC pipe to curb, 7x7/7x5 RCB (deduction of previous 7x4 RCB payment included)	2.91%	100.63%
SWPPP	Bagged Gravel Barrier	18.30%	67.21%
Waterline	Removals, 8-in Main, Fire Hydrant Lead, Cut/Plug 6-/8-in, 8-in Wet Connects	12.21%	62.03%
Sanitary	15-in Casing	30.49%	187.80%
Detention Basin	Coarse Filter Toe Drain, Water Control	0.33%	87.61%

Pump Station	Structural - Wet Well, CIP Wet Well Top	0.23%	41.92%
Landscaping	Sod	10.28%	10.28%
Extra Work Items	Temporary Basin Pumping	4.88%	67.07%

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	Explanation
General Items												
1	MOBILIZATION	LS	1	\$ 750,000.00	\$ 750,000.00	1.00		1.00	\$ -	\$ 750,000.00	100%	
2	CLEARING AND GRUBBING	AC	6	\$ 2,500.00	\$ 15,000.00	6.00		6.00	\$ -	\$ 15,000.00	100%	
3	UNIFORMED PEACE OFFICERS (MID BID \$55-HR)	HR	1000	\$ 55.00	\$ 55,000.00	841.50		841.50	\$ -	\$ 46,282.50	84%	
4	12' PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
Demolition Items												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	1986.00		1986.00	\$ -	\$ 9,930.00	100%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	3785.00		3785.00	\$ -	\$ 45,420.00	100%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	2200.00		2200.00	\$ -	\$ 3,300.00	100%	
8	REMOVE AND DISPOSE OF CONC DRIVEWAYS	SY	424	\$ 12.00	\$ 5,088.00	97.00	279.00	376.00	\$ 3,348.00	\$ 4,512.00	89%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00		0.00	\$ -	\$ -	0%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	420.50	250.00	670.50	\$ 5,000.00	\$ 13,410.00	100%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	7.00		7.00	\$ -	\$ 5,950.00	100%	
12	REMOVE AND DISPOSE OF EXIST INLETS	EA	6	\$ 850.00	\$ 5,100.00	6.00		6.00	\$ -	\$ 5,100.00	100%	
13	CUT AND PLUG PIPES	EA	3	\$ 2,000.00	\$ 6,000.00	1.00	1.00	2.00	\$ 2,000.00	\$ 4,000.00	67%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	1.00		1.00	\$ -	\$ 112,500.00	100%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	75.00		75.00	\$ -	\$ 2,250.00	13%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	1095.75		1095.75	\$ -	\$ 16,436.25	125%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00	75.00	75.00	\$ 1,125.00	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	52.00	30.00	82.00	\$ 10,950.00	\$ 29,930.00	85%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	2319.00	1588.00	3907.00	\$ 13,498.00	\$ 33,209.50	89%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	1159.50	1054.00	2213.50	\$ 84,320.00	\$ 177,080.00	144%	
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	87.00		87.00	\$ -	\$ 8,700.00	8%	
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	658.00	204.00	862.00	\$ 23,460.00	\$ 99,130.00	161%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	116.00	125.00	241.00	\$ 16,250.00	\$ 31,330.00	28%	
24	TYPE D HOT MIX ASPHALTIC CONC PAV. (1-1/2") INCL. TACKCOAT	TON	362	\$ 250.00	\$ 90,500.00	0.00		0.00	\$ -	\$ -	0%	
25	REINFORCED CONCRETE SIDEWALK (4-1/2") THICK	SF	152	\$ 25.00	\$ 3,800.00	0.00		0.00	\$ -	\$ -	0%	
26	CONSTRUCT ADA COMPLAINT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00		0.00	\$ -	\$ -	0%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	631.00	2050.00	2681.00	\$ 24,600.00	\$ 32,172.00	82%	
28	7-INCH HES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	300	\$ 20.00	\$ 6,000.00	247.00		247.00	\$ -	\$ 4,940.00	82%	
29	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00	0.00	1400.00	1400.00	\$ 7,000.00	\$ 7,000.00	77%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	40.50	54.00	94.50	\$ 810.00	\$ 1,417.50	48%	
Pavement Marking Items												
31	THERMOPLASTIC PAVEMENT MARKINGS - (W) (12") (SLD)	LF	132	\$ 5.00	\$ 660.00	0.00		0.00	\$ -	\$ -	0%	
32	THERMOPLASTIC PAVEMENT MARKINGS - (W) (24") (SLD)	LF	65	\$ 10.00	\$ 650.00	0.00		0.00	\$ -	\$ -	0%	
33	RASIED PAVEMENT MARKERS TYPE II (A-A)	EA	34	\$ 10.00	\$ 340.00	0.00		0.00	\$ -	\$ -	0%	
34	THERMOPLASTIC PAVEMENT MARKINGS - (Y)(4")(SLD)	LF	1274	\$ 2.50	\$ 3,185.00	0.00		0.00	\$ -	\$ -	0%	
Drainage Items												
35	BRICK PLUG IN RCB	SF	240	\$ 50.00	\$ 12,000.00	126.00		126.00	\$ -	\$ 6,300.00	53%	
36	TYP C-1 INLET W/ ONE EXTENSION	EA	13	\$ 6,500.00	\$ 84,500.00	10.00	2.00	12.00	\$ 13,000.00	\$ 78,000.00	92%	
37	TXDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	2.75	2.25	5.00	\$ 16,875.00	\$ 37,500.00	100%	
38	TYP C 4-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	3	\$ 9,000.00	\$ 27,000.00	3.00		3.00	\$ -	\$ 27,000.00	100%	
39	TYP C 4-FOOT DIA PRECAST MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	8.00	2.00	10.00	\$ 6,000.00	\$ 30,000.00	100%	
40	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	3.00		3.00	\$ -	\$ 90,000.00	100%	
41	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX W/ 4"x3" RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$ -	\$ 30,000.00	100%	
42	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00	0.00	14.00	14.00	\$ 280.00	\$ 280.00	70%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	0.00	12.00	12.00	\$ 300.00	\$ 300.00	60%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	98.00	33.00	131.00	\$ 6,600.00	\$ 26,200.00	87%	
45	30-INCH DIA STM SWR BY OPEN CUT	LF	14	\$ 300.00	\$ 4,200.00	13.00		13.00	\$ -	\$ 3,900.00	93%	
46	7'x7' RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	2068.39	89.00	2157.39	\$ 80,100.00	\$ 1,941,651.00	96%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	53.00	7.00	60.00	\$ 9,100.00	\$ 78,000.00	150%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	227.17	-46.17	181.00	\$ (57,712.50)	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2462.00	44.00	2506.00	\$ 220.00	\$ 12,530.00	98%	
SWPPP Items												
50	INLET PROTECTION BARRIER	LF	78	\$ 25.00	\$ 1,950.00	78.00		78.00	\$ -	\$ 1,950.00	100%	
51	BAGGED GRAVEL BARRIER	LF	369	\$ 25.00	\$ 9,225.00	66.00	180.00	246.00	\$ 4,500.00	\$ 6,150.00	67%	
52	REINFORCED SILT FENCE	LF	2059	\$ 2.00	\$ 4,118.00	2059.00		2059.00	\$ -	\$ 4,118.00	100%	
53	ROCK FILTER DAME - TYPE 2	LF	109	\$ 50.00	\$ 5,450.00	40.00		40.00	\$ -	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00		66.00	\$ -	\$ 2,310.00	60%	
Water Line Items												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00		1.00	\$ -	\$ 5,000.00	100%	
56	OFFSET OF EXIST 1-1/2" TO 2" DIA SERVICE LINE, LONG SIDE	EA	20	\$ 4,000.00	\$ 80,000.00	0.00		0.00	\$ -	\$ -	0%	
57	REMOVE OF EXIST WATER LINE (ALL SIZES)	LF	460	\$ 12.00	\$ 5,520.00	0.00	337.00	337.00	\$ 4,044.00	\$ 4,044.00	73%	
58	TRENCH SAFETY SYSTEM	LF	395	\$ 10.00	\$ 3,950.00	325.00		325.00	\$ -	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00	12.00	191.00	\$ 3,000.00	\$ 47,750.00	92%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	146.00		146.00	\$ -	\$ 51,100.00	78%	
61	FIRE HYDRANT BRANCH	LF	5	\$ 250.00	\$ 1,250.00	1.00	4.00	5.00	\$ 1,000.00	\$ 1,250.00	100%	
62	FIRE HYDRANT ASSEMBLY	EA	1	\$ 15,000.00	\$ 15,000.00	1.00		1.00	\$ -	\$ 15,000.00	100%	
63	REMOVING AND SALVAGING FIRE HYDRANT	EA	1	\$ 550.00	\$ 550.00	1.00		1.00	\$ -	\$ 550.00	100%	
64	CUT, PLUG, & ABANDON (6 IN)	EA	7	\$ 1,250.00	\$ 8,750.00	1.00	4.00	5.00	\$ 5,000.00	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	0.00	2.00	2.00	\$ 2,700.00	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	7.00	5.00	12.00	\$ 7,500.00	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	2.00	5.00	7.00	\$ 10,000.00	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	0.00	1.00	1.00	\$ 1,000.00	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	31.00	21.00	52.00	\$ 5,250.00	\$ 13,000.00	130%	
70	10-INCH SAN SWR BY OPEN CUT	LF	19	\$ 500.00	\$ 9,500.00	49.00		49.00	\$ -	\$ 24,500.00	258%	
Illumination Items												
71	GROUND BOX TYP D (162922)	EA	2	\$ 1,500.00	\$ 3,000.00	0.00		0.00	\$ -	\$ -	0%	
72	STREET LIGHTING CONDUIT, 2-INCH, SCH 80 PVC	LF	162	\$ 30.00	\$ 4,860.00	0.00		0.00	\$ -	\$ -	0%	
Detention Basin Items												
73	PIEZOMETER	EA	1	\$ 7,500.00	\$ 7,500.00	1.00		1.00	\$ -	\$ 7,500.00	100%	

74	TYP "C" 6-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$ -	\$ 30,000.00	100%
75	REMOVE AND DISPOSE OF SHEET PILE WEIR	SF	315	\$ 10.00	\$ 3,150.00	315.00		315.00	\$ -	\$ 3,150.00	100%
76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00		1459.00	\$ -	\$ 14,590.00	95%
77	REMOVE AND DISPOSE OF EXIST CONC AND CURB/GUTTER	LF	60	\$ 5.00	\$ 300.00	60.00		60.00	\$ -	\$ 300.00	100%
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$ 300.00	\$ 600.00	2.00		2.00	\$ -	\$ 600.00	100%
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$ 350.00	\$ 1,050.00	3.00		3.00	\$ -	\$ 1,050.00	100%
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 350.00	\$ 1,750.00	5.00		5.00	\$ -	\$ 1,750.00	100%
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00		5.00	\$ -	\$ 1,250.00	100%
82	REMOVE AND DISPOSE OF METAL POST WITH POST/CV BOX	EA	2	\$ 250.00	\$ 500.00	2.00		2.00	\$ -	\$ 500.00	100%
83	REMOVE, STOCKPILE, AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 51,800.00	370.00		370.00	\$ -	\$ 25,900.00	50%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	850.00	420.00	1270.00	\$ 14,700.00	\$ 44,450.00	100%
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$ 1,500.00	\$ 1,500.00	1.00		1.00	\$ -	\$ 1,500.00	100%
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$ 20.00	\$ 82,080.00	0.00		0.00	\$ -	\$ -	0%
87	GRANULAR FILL 3"x5" (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	284.00		284.00	\$ -	\$ 22,720.00	14%
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 29,880.00	249.00		249.00	\$ -	\$ 29,880.00	100%
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$ 150.00	\$ 18,600.00	124.00		124.00	\$ -	\$ 18,600.00	100%
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$ 5,000.00	\$ 10,000.00	2.00		2.00	\$ -	\$ 10,000.00	100%
91	CARE AND CONTROL OF WATER	LS	1	\$ 60,000.00	\$ 60,000.00	0.95	0.05	1.00	\$ 3,000.00	\$ 60,000.00	100%
92	EXCAVATION AND OFFSITE DISPOSAL	CY	57400	\$ 20.00	\$ 1,148,000.00	51660		51660.00	\$ -	\$ 1,033,200.00	90%
93	EXCAVATION, STOCKPILE, AND RE-USE SOIL	CY	200	\$ 30.00	\$ 6,000.00	200		200.00	\$ -	\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36		1810.36	\$ -	\$ 90,518.00	81%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	985		985.00	\$ -	\$ 147,750.00	90%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0		0.0000	\$ -	\$ -	0%
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0		0.00	\$ -	\$ -	0%
98	RIRPAR (GRADE NO. 1) (18")	SY	164	\$ 120.00	\$ 19,680.00	0		0.00	\$ -	\$ -	0%
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$ 20.00	\$ 3,150,000.00	157500		157500.00	\$ -	\$ 3,150,000.00	100%
100	6" PVC (SDR26)	LF	120	\$ 50.00	\$ 6,000.00	120		120.00	\$ -	\$ 6,000.00	100%
	Pump Station Items										
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$ 5,000.00	\$ 5,000.00	1		1.00	\$ -	\$ 5,000.00	100%
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 5.00	\$ 2,250.00	391		391.00	\$ -	\$ 1,955.00	87%
103	4'x4' PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$ 500.00	\$ 65,000.00	114		114.00	\$ -	\$ 57,000.00	88%
104	(PAINTING) PAINTING FOR PIPING, VALVES	LS	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
105	VERTICAL, SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$ 450,000.00	\$ 450,000.00	0		0.00	\$ -	\$ -	0%
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$ 15,500.00	\$ 62,000.00	0		0.00	\$ -	\$ -	0%
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 165,000.00	\$ 165,000.00	0		0.00	\$ -	\$ -	0%
108	PIPE STATION PIPING - 18-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 85,000.00	\$ 85,000.00	0		0.00	\$ -	\$ -	0%
109	STRUCTUAL - WET WELL										
109.1	STRUCTUAL - WET WELL (ENGINEERING)	LS	1	\$ 50,000.00	\$ 50,000.00	1		1.00	\$ -	\$ 50,000.00	100%
109.2	STRUCTUAL - WET WELL (EXCAVATION PUMP STATION PAD)	LS	1	\$ 50,000.00	\$ 50,000.00	1		1.00	\$ -	\$ 50,000.00	100%
109.3	STRUCTUAL - WET WELL (26" DIA LINER PLATE SHAFT)	LS	1	\$ 250,000.00	\$ 250,000.00	1		1.00	\$ -	\$ 250,000.00	100%
109.4	STRUCTUAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$ -	\$ 100,000.00	100%
109.5	STRUCTUAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9		0.90	\$ -	\$ 270,000.00	90%
109.6	STRUCTUAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9		0.90	\$ -	\$ 270,000.00	90%
109.7	STRUCTUAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	0.90	0.10	1.00	\$ 7,500.00	\$ 75,000.00	100%
109.8	STRUCTUAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 50,000.00	\$ 50,000.00	0		0.00	\$ -	\$ -	0%
109.9	STRUCTUAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$ 100,000.00	\$ 100,000.00	0		0.00	\$ -	\$ -	0%
109.10	STRUCTUAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$ 25,000.00	\$ 25,000.00	1		1.00	\$ -	\$ 25,000.00	100%
110	STRUCTUAL - VALVE VAULT										
110.1	STRUCTUAL - VALVE VAULT (CIP CONC BOTTOM)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$ -	\$ 100,000.00	100%
110.2	STRUCTUAL - VALVE VAULT (CIP CONC WALLS)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$ -	\$ 100,000.00	100%
110.3	STRUCTUAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0		0.00	\$ -	\$ -	0%
111	STRUCTUAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0		0.00	\$ -	\$ -	0%
112	STRUCTUAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0		0.00	\$ -	\$ -	0%
113	STRUCTUAL - CMU CONTROL BUILDING W/ PRECAST ROOF										
113.1	STRUCTUAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$ 33,000.00	\$ 33,000.00	0		0.00	\$ -	\$ -	0%
113.2	STRUCTUAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$ 27,500.00	\$ 27,500.00	0		0.00	\$ -	\$ -	0%
113.3	STRUCTUAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$ 27,500.00	\$ 27,500.00	0		0.00	\$ -	\$ -	0%
113.4	STRUCTUAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$ 22,000.00	\$ 22,000.00	0		0.00	\$ -	\$ -	0%
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$ 3,000.00	\$ 3,000.00	0		0.00	\$ -	\$ -	0%
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
117	ELECTRICAL - AUTODIALER OR MOTOROLA ACE3600	EA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL, INSTRUMENTATION	EA	1	\$ 250,000.00	\$ 250,000.00	0		0.00	\$ -	\$ -	0%
119	ELECTRICAL - OTHER LIGHTING INCL. ELECTRICAL BUILDING	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$ 5,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 160,000.00	\$ 160,000.00	0		0.00	\$ -	\$ -	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 100,000.00	\$ 100,000.00	0		0.00	\$ -	\$ -	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 7,500.00	\$ 7,500.00	0		0.00	\$ -	\$ -	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
	Tree Protection Items										
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0		0.00	\$ -	\$ -	0%
128	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00	0		0.00	\$ -	\$ -	0%
	Landscaping Items										
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0	466	466.00	\$ 2,330.00	\$ 2,330.00	19%
130	HYDROMULCH SEEDING	AC	7	\$ 1,500.00	\$ 10,500.00	0		0.00	\$ -	\$ -	0%
	Extra Work Items										
131	TEMPORARY BASIN PUMPING	MO	15	\$ 1,000.00	\$ 15,000.00	12	1	13.00	\$ 1,000.00	\$ 13,000.00	87%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5		5.00	\$ -	\$ 750.00	50%
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0		0.00	\$ -	\$ -	0%
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0		0.00	\$ -	\$ -	0%
	Cash Allowance Items										
135	Street Cut Permit	CA	1	\$ 5,000.00	\$ 5,000.00	0		0.00	\$ -	\$ -	0%
136	Street Lights	CA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
137	Work Change Directives	CA	1	\$ 477,504.50	\$ 477,504.50	0		0.00	\$ -	\$ -	0%
137.01	WCD No. 1 cast in place structures	LS	1	\$ 12,552.25	\$ 12,552.25	1		1	\$ 0	\$ 12,552.25	1
137.02	WCD No. 2 relocation of utilities Windhover	LS	1	\$ 4,455.10	\$ 4,455.10	1		1	\$ 0	\$ 4,455.10	1
137.03	WCD No. 3 soil contamination testing	LS	1	\$ 5,488.15	\$ 5,488.15	1		1	\$ 0	\$ 5,488.15	1

\$ 13,797,688.00

This Month's Billings \$

339,647.50

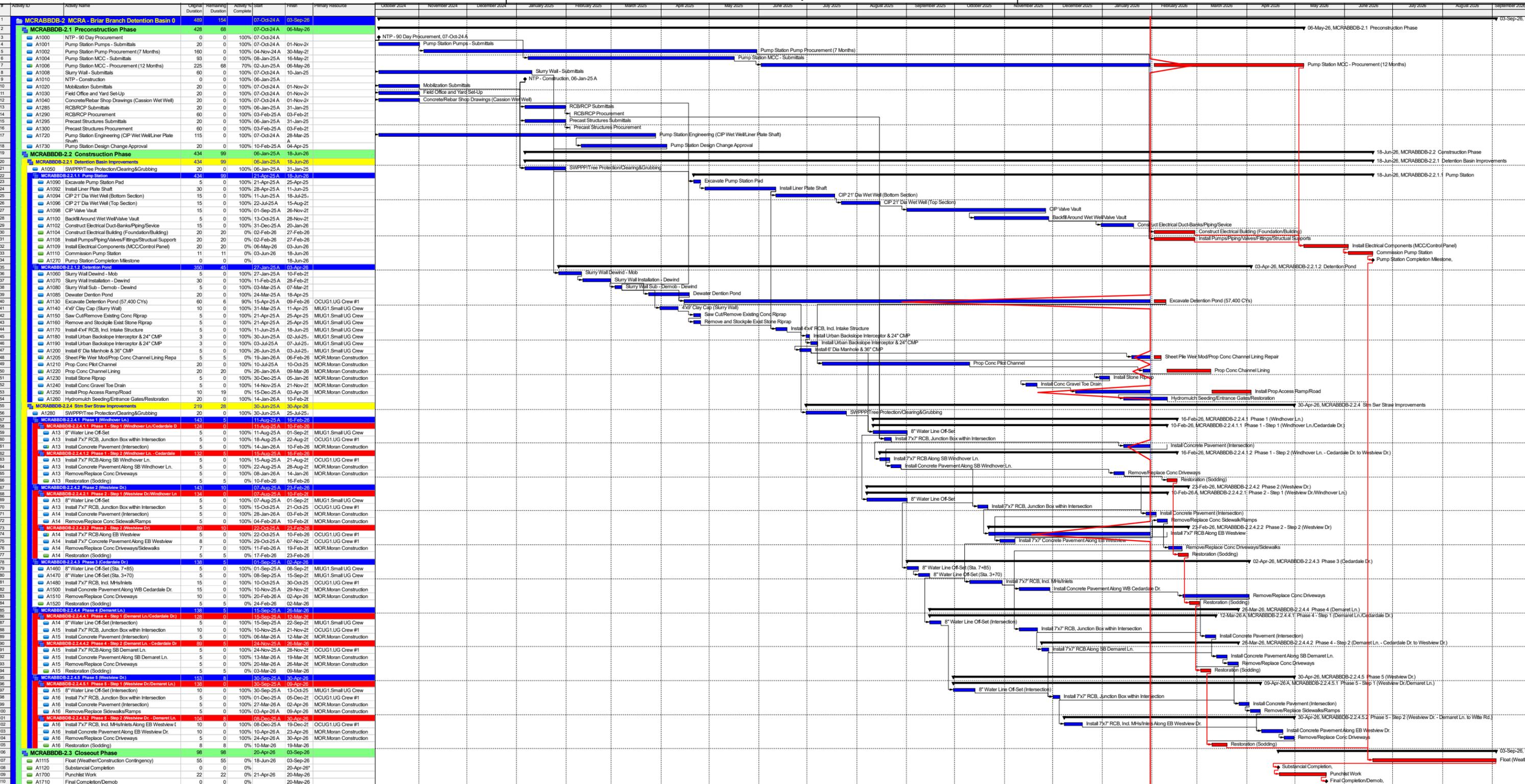
STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
				Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps (3) lump sump price	122626	\$ 264,734.00			1	\$ 264,734.00			1	\$ 264,734.00
4	12' Pipe gate		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
109	Wet well		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
110	Valve vault		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
111	Intake structure		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
113	CMU control building		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
TOTALS				\$ -	\$ -	\$ 392,933.00	\$ -	\$ -	\$ 392,933.00		

COH Allowance 85% \$ 333,993.05



█ Actual Level of Effort
 █ Remaining Work
 ◆ Milestone
█ Actual Work
█ Critical Remaining Work
 summary

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS
Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

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

Address: 1901 Hollister St, Houston, TX 77080

CERTIFICATION

Letti Hernandez, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____	Subcontractor Name: _____
Street Address: _____	Street Address: _____
City, State, and Zip Code: _____	City, State, and Zip Code: _____
Amount of Payment Withheld: _____	Amount of Payment Withheld: _____
Date Payment First Withheld: _____	Date Payment First Withheld: _____
Description of Good Faith Reason: _____	Description of Good Faith Reason: _____
_____	_____

Letti Hernandez
(Signature of Contractor's Representative)

Letti Hernandez
(Print or Type Name of Contractor's Representative)

2/2/2026
Date

PAYMENT NOTIFICATION – EXPLANATION OF WITHHOLDING

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction, Inc.

Address: 1901 Hollister St, Houston, TX 77080

Date: 2/2/2026

SUBCONTRACTOR PAYMENT INFORMATION:

Subcontractor Name: _____

Street Address: _____

City, State, and Zip Code: _____

Business Phone Number: _____

Amount of Subcontractor Invoice: _____

Amount of Payment Made: _____

Amount of Payment Withheld: _____

Date Payment First Withheld: _____

DETAILED EXPLANATION OF WITHHOLDING: _____

Letti Hernandez

(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)

MWSDBE Utilization Schedule



Status as of: Monday, February 2, 2026
 Project Name: W140-01-00 Briar Branch StormbWater Detention Basin Expansion
 WBS Number: N-T17000-0021-3
 Company Name: Reytec Construction Resources



Month	Total	Moran Construction (MBE)	PA Berrios Trucking (MBE)	Access Data (MBE)	Access Data (WBE)
Jan-25	\$0.00	\$0.00		\$0.00	\$0.00
Feb-25	\$0.00	\$0.00		\$0.00	\$0.00
Mar-25	\$0.00	\$0.00		\$0.00	\$0.00
Apr-25	\$0.00	\$0.00		\$0.00	\$0.00
May-25	\$0.00	\$0.00		\$0.00	\$0.00
Jun-25	\$0.00	\$0.00		\$0.00	\$0.00
Jul-25	\$49,588.94	\$49,588.94		\$0.00	\$0.00
Aug-25	\$203,810.89	\$72,238.89	\$131,572.00	\$0.00	\$0.00
Sep-25	\$842,507.85	\$62,490.61	\$112,938.00	\$0.00	\$667,079.24
Oct-25	\$450,461.61	\$14,864.61	\$81,503.00	\$84,094.00	\$270,000.00
Nov-25	\$152,559.30	\$101,510.00	\$28,058.50	\$22,990.80	\$0.00
Dec-25	\$458,359.33	\$154,560.33	\$46,198.50	\$257,600.50	\$0.00
Jan-26	\$90,180.90	\$0.00	\$75,982.50	\$14,198.40	\$0.00
Feb-26	\$0.00	\$0.00		\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$2,247,469	\$455,253	\$476,253	\$378,884	\$937,079
%	16.29%	3.30%	3.45%	2.75%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 16.29%
Goal \$ \$3,863,353
Project Goal \$ \$2,247,469

	Project Goal	To Date Utilization
MBE	21.43%	9.50%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	16.29%

Memorial City Redevelopment Authority Status Update

As of February 24, 2026

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

- All disbursements complete.
- EPA grant close-out pending final project completion (Q2 2026) to include a walkthrough by EPA.
- TGC has invited participation from Representative Dan Crenshaw's office to the final project walkthrough and to facilitate a ribbon cutting event. TGC will coordinate this in early 2026 with Authority staff.

Memorial Drive Phase 1

- Receive and review TxDOT invoice for cost reconciliation (total, \$1,181,488.60).
- Request funding participation from H-GAC for TxDOT related CE&I costs (\$335,807.68)

Memorial Drive Phase II (\$3M HUD grant, \$2,334,147 MCRA share)

- Design progressing.
- TGC grant management continues.
- Initial reimbursements being processed.

Detention Basin C (Funding Pursuit)

- TGC has completed drafting the EDA application for \$5M in EDA support towards the project design phase. Submission is pending a letter of support from MetroNational.

FY27 Community Project Funding

- Requests are anticipated to be due in late March 2026. TGC will coordinate with staff towards the resubmission of a request for Memorial Drive Phase 2 construction funding.

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.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

January 31, 2026

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, 2026

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	33,121,028.49	5,341,582.83	1,615,304.48	40,077,915.80
Revenue	894,102.91	16,032.28	5,086.29	915,221.48
Expenditures	882,848.58	789,686.03	0.00	1,672,534.61
Ending Balance	33,132,282.82	4,567,929.08	1,620,390.77	39,320,602.67

NOTES:

Debt Service Payments due in Fiscal Year End 2026:

Date	Series	Principal	Interest	Total
9/1/2025	2016R	3,200,000.00	85,253.75	3,285,253.75
9/1/2025	2019	3,115,000.00	495,625.00	3,610,625.00
9/1/2025	2025		230,263.89	230,263.89
3/1/2026	2016R		46,693.75	46,693.75
3/1/2026	2019		417,750.00	417,750.00
3/1/2026	2025		702,500.00	702,500.00
			Total FYE 2026	8,293,086.39

General Operating Fund

BEGINNING BALANCE: **33,121,028.49**

REVENUE:

Checking Interest - Wells Fargo	108.51
Texpool Interest	104,308.32
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.05
Due from CPF Series 2025	789,686.03
Voided Check(s)	0.00

Total Revenue: **894,102.91**

DISBURSEMENTS:

Checks Presented At Last Meeting	882,780.21
Bank Fees	68.37

Total Expenditures **882,848.58**

Ending Balance: **33,132,282.82**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	15,876.50
TexPool	*0001	3.7200	33,116,380.55
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.7078	25.77
		Total	33,132,282.82

Memorial City Redevelopment Authority
Checks Presented
February 24, 2026

Num	Name	Description	Amount
3728	Allen Boone Humphries Robinson LLP	Legal Fees	-3,342.59
3729	Annette Ramirez	County Taxes	-19,974.10
3730	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3731	ETI Bookkeeping Services	Bookkeeping Fee	-1,255.86
3732	Hawes Hill & Associates	Professional Consultant	-10,000.00
3733	HR Green	Engineering	-675.00
3734	Seal Security Solutions LLC	Security - Detention Basin C	-51,612.00
3735	SMC Landscape Services	Landscaping - Detention Basin C	-950.00
3736	The Goodman Corporation Inc	Consultant Fee	-17,825.00
3737	Gauge Engineering, LLC	Engineering - Capital Projects	-71,331.25
3738	HR Green	Engineering - Capital Projects	-35,892.57
3739	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-322,665.13
3740	VOID	VOID	0.00
3741	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-3,780.06
Total			-539,703.56

Capital Projects Fund

BEGINNING BALANCE		5,341,582.83
 REVENUE		
Bond Proceeds	0.00	
TexPool Interest	16,032.28	
Voided Check(s)	0.00	
 Total Revenue		 16,032.28
 EXPENDITURES		
Land Purchase for Detention Basin C	0.00	
Transfer to GOF	789,686.03	
Bank Fees	0.00	
 Total Expenditures		 789,686.03
 ENDING BALANCE		 4,567,929.08

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.7200	4,567,929.08
		Total	4,567,929.08

Debt Service Fund

BEGINNING BALANCE	1,615,304.48
 REVENUE	
TexPool DSF Interest	12.13
Wells Fargo/TexSTAR (2008 DSF) Interest	5,041.29
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	32.87
 Total Revenue	 5,086.29
 EXPENDITURES	
2008 Debt Service Interest Payment	0.00
2008 Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 0.00
 ENDING BALANCE	 1,620,390.77

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.7078	1,606,075.75
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.7078	10,465.16
TexPool	*0004	3.7200	3,849.86
Total			1,620,390.77

Memorial City Redevelopment Authority
Investment Report
January 31, 2026

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	3.7200	33,114,669.82	1.00022	33,107,386.20	104,308.32	(95,313.97)	33,119,361.02	1.00009	33,116,380.55
DSF	TexPool	3.7200	3,838.57	1.00022	3,837.73	12.13	0.00	3,850.21	1.00009	3,849.86
GOF	Wells Fargo/ TexStar	3.7078	25.73	1.00026	25.72	108.51	(108.46)	25.77	1.00014	25.77
CPF	TexPool	3.7200	5,342,757.98	1.00022	5,341,582.83	16,032.28	-789,686.03	4,568,340.19	1.00009	4,567,929.08
DSF	Wells Fargo/ TexStar DSF	3.7078	1,601,455.53	1.00026	1,601,034.46	5,041.29	0.00	1,606,297.39	1.00014	1,606,075.75
DSF	Wells Fargo/ TexStar PI Rev	3.7078	10,435.03	1.00026	10,432.29	32.87	(0.00)	10,466.60	1.00014	10,465.16

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.48	6/8/2015	13,616.57	108.51	2,151.42	15,876.50

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	15,876.50	BNYM	1,377,083	FDIC	819,157	683,321

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority'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 Authority 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	10/25/2024

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
January 2026

		January			Year to Date (7 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	1000 · Income							
	6001 · City Tax Revenue	1,619,437	1,677,771	-58,334	11,336,058	11,744,398	-408,340	20,133,254
	8223 · Interest Income	125,535	113,053	12,482	1,207,466	791,372	416,094	1,356,637
	8930 · Bond Proceeds	0	60,000,000	-60,000,000	27,684,206	92,824,678	-65,140,472	122,824,678
	Total 1000 · Income	1,744,972	61,790,824	-60,045,852	40,227,730	105,360,448	-65,132,718	144,314,569
	6-4350 · Grants	0	0	0	653,388	0	653,388	0
	Total Income	1,744,972	61,790,824	-60,045,852	40,881,118	105,360,448	-64,479,330	144,314,569
Expense								
	3335 · Management Consulting Services							
	6320 · Legal	3,343	4,167	-824	43,229	29,167	14,062	50,000
	6322 · Eng Consultant/General Prof.Svc	18,500	3,000	15,500	60,080	34,050	26,030	60,000
	6334 · Planning Consultings	0	0	0	2,500	0	2,500	0
	6337 · Construction Audit	0	417	-417	0	2,917	-2,917	5,000
	6343 · Other	0	0	0	263	0	263	0
	Total 3335 · Management Consulting Services	21,843	7,584	14,259	106,072	66,134	39,938	115,000
	5650 · Transfers							
	6420 · COH Administration Fee	0	0	0	1,006,663	1,006,663	0	1,006,663
	6430 · Municipal Services	0	0	0	2,129,093	3,313,425	-1,184,332	3,313,425
	Total 5650 · Transfers	0	0	0	3,135,756	4,320,088	-1,184,332	4,320,088
	5706 · Debt Service							
	5707 · Principal	0	0	0	6,315,000	7,739,514	-1,424,514	7,739,514
	5708 · Interest	0	0	0	811,143	522,662	288,481	1,045,323
	Total 5706 · Debt Service	0	0	0	7,126,143	8,262,176	-1,136,033	8,784,837
	6300 · Administration & Overhead							
	6321 · Auditor	0	0	0	28,250	21,500	6,750	21,500
	6333 · Bookkeeping/Accounting	1,656	1,833	-177	13,877	12,833	1,044	22,000
	6340 · Administration Salaries/Benefit	10,000	10,000	0	70,000	70,000	0	120,000
	6344 · Bond Svcs/Trustee/FA	0	5,000	-5,000	6,750	14,637	-7,887	25,000
	6353 · Insurance	0	0	0	3,770	2,250	1,520	2,250
	6359 · Bank Fees	68	0	68	150	0	150	0
	Total 6300 · Administration & Overhead	11,724	16,833	-5,109	122,797	121,220	1,577	190,750
	7000 · Capital Expenditure							
	1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	72,917	-72,917	125,000
	1735(1) · Detention Basin A	0	833,710	-833,710	0	5,835,970	-5,835,970	10,004,520
	1737 · MetroNational - Detention/Roads	0	0	0	3,275,076	3,275,406	-330	3,275,406
	1738A · Memorial Dr Drain & Mobility 1	0	41,362	-41,362	0	289,536	-289,536	496,347
	1738B · Memorial Dr Drain & Mobility 2	1,395	0	1,395	9,415	0	9,415	0
	1741 · W140 Detention Basin Extenions	396,381	583,333	-186,952	4,880,880	4,083,333	797,547	7,000,000

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
January 2026

	January			Year to Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1742 · Detention Basin C	108,429	166,667	-58,238	18,704,455	19,166,667	-462,212	20,000,000
1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	233,333	-233,333	400,000
Total 7000 · Capital Expenditure	506,205	1,668,822	-1,162,617	26,869,826	32,957,162	-6,087,336	41,301,273
Total Expense	539,772	1,693,239	-1,153,467	37,360,594	45,726,780	-8,366,186	54,711,948
Net Income	1,205,200	60,097,585	-58,892,385	3,520,524	59,633,668	-56,113,144	89,602,621

ABHR

Allen Boone Humphries Robinson LLP

February 13, 2026

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

Invoice No. 179704
Client No. MEM001
Matter No. 03

Billing Attorney: Vinson, Alia

Projects

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 390.00

All checks should be made payable to:
(Please return this remittance page with payment.)

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

For payment by wire or ACH in USD:

Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No.179704

INVOICES ARE PAYABLE UPON RECEIPT

SB

Code No. 6320
2-17-2026

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

3728

ABHR

Allen Boone Humphries Robinson LLP

February 13, 2026

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

Invoice No. 179702
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 2,602.50

All checks should be made payable to:
(Please return this remittance page with payment.)

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

For payment by wire or ACH in USD:

Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No.179702

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
2-17-2026

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

3728

ABHR

Allen Boone Humphries Robinson LLP

February 13, 2026

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

Invoice No. 179703
Client No. MEM001
Matter No. 02

Billing Attorney: Vinson, Alia

Bond

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 350.09

All checks should be made payable to:
(Please return this remittance page with payment.)

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

For payment by wire or ACH in USD:

Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No.179703

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
2-17-2026

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

ABHR

Allen Boone Humphries Robinson LLP

February 13, 2026

Memorial City Redevelopment Authority

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

Invoice No. 179703
Client No. MEM001
Matter No. 02

Billing Attorney: Vinson, Alia

Bond

Fees for services posted through February 6, 2026, as follows:

Expenses

Date	Description	Amount
	Client Photocopy Charges	1.50
	Delivery Charges	245.75
9/17/25	The Document Group: 2025 Bonds - USB Flash Drive Creation and Duplication	102.84
TOTAL EXPENSES		\$ 350.09
TOTAL THIS INVOICE		\$ 350.09

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

3729

ANNETTE RAMIREZ
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547



2025 Property Tax Statement

e-Bill Code 6161358025

Statement Date: February 01, 2026
Printed By: ACFLORES



MEMORIAL CITY REDEVELOPMENT AUTHORITY
% ALLEN BOONE HUMPHRIES LLO
3200 SOUTHWEST FWY STE 2600
HOUSTON, TX 77027-7537

Account Number
058-303-000-0046
CORRECTION NUMBER 03

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	760,274	1,739,726	0.380960	\$6,627.66
Harris County Flood Control Dist	760,274	1,739,726	0.049660	\$863.95
Port of Houston Authority	760,274	1,739,726	0.005900	\$102.64
Harris County Hospital District	760,274	1,739,726	0.187610	\$3,263.90
Harris County Dept. of Education	760,274	1,739,726	0.004798	\$83.47
City of Houston	760,274	1,739,726	0.519190	\$9,032.48

Property Description	
10157 WESTVIEW DR 212 77043 TRS 13E 13H 15B & 17A (PRORATED 09-12-25) FROST & SETTEGAST	
Acreage:	9.6550
Appraised Values	
Land - Market Value	2,499,900
Impr - Market Value	100
Total Market Value	2,500,000
Less CappedMkt Value	0
Appraised Value	2,500,000
Exemptions/Deferrals	
GOVERNMENT PRORATION	

Page: 1 of 1

Total 2025 Taxes Due By February 28, 2026	\$19,974.10
Payments Applied To 2025 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$19,974.10
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For February 2026	\$19,974.10

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By March 31, 2026	7%	\$21,372.28	\$0.00	\$21,372.28
By April 30, 2026	9%	\$21,771.77	\$0.00	\$21,771.77
By May 31, 2026	11%	\$22,171.24	\$0.00	\$22,171.24
By June 30, 2026	13%	\$22,570.73	\$0.00	\$22,570.73
By July 31, 2026	17%	\$23,369.69	\$0.00	\$23,369.69



Tax Bill Increase (Decrease) from 2020 to 2025 : Appraised Value -17%, Taxable Value -42%, Tax Rate -2%, Tax Bill -43%.

Detach at the perforation and return this coupon with your payment. Keep top part for your records.
See reverse side for additional information.



PAYMENT COUPON

Account Number
058-303-000-0046
Amount Enclosed
\$ _____

MEMORIAL CITY REDEVELOPMENT AUTHO
% ALLEN BOONE HUMPHRIES LLO
3200 SOUTHWEST FWY STE 2600
HOUSTON, TX 77027-7537

Make check payable to:

Statement Date: February 01, 2026
Printed By: ACFLORES

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANNETTE RAMIREZ
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

SB Code No. 1742 - NB
2-17-2026

05830300000465 2025 001997410 002137228 002177177 002217124

Equi-Tax Inc.

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

3730
Invoice

DATE	INVOICE #
2/1/2026	64665

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 446 items on the tax roll as of January 2026	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Bookkeeper at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

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

SB Code No. 6333
2.2.2026

3731

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
2/1/2026	10826

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

Description	Qty	Rate	Amount
Bookkeeping		1,255.86	1,255.86

	Total	\$1,255.86
	Payments/Credits	\$0.00
	Balance Due	\$1,255.86

3732



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2734
DATE 02/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: January 2026	10,000.00

BALANCE DUE **\$10,000.00**

SB Code No. 6340
2-17-2026

3733



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

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

February 06, 2026
Project No: 2501778-0000
Invoice No: 198408

Project Manager Muhammad Ali
Project 2501778-0000 TIRZ 17 - On-call Engineering - 2024/2025

Professional Services from January 01, 2026 to January 31, 2026

Phase 001 On-call Engineering

Professional Personnel

	Hours	Rate	Amount
Principal			
St John, Derek	3.00	225.00	675.00
Totals	3.00		675.00
Total Labor			675.00

Billing Limits

	Current	Prior	To-Date
Total Billings	675.00	21,150.00	21,825.00
Limit			25,000.00
Remaining			3,175.00

Total this Phase \$675.00

Total this Invoice \$675.00

SB

Code No. 6322
2-17-2026

3734



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318
713-979-2388

www.SEALSecurity.com
TX DPS Lic. # C15942

Invoice

Date	Invoice #
1/31/2026	66164

Bill To:
Memorial City Redevelopment/TIRZ 17 10157 Westview Drive Houston Texas 77043

Property Info:
10157 Westview Drive Houston, TX 77043

Terms
Net 15

Description	Hours	Rate/Hour	Amount
New Year is billed at Holiday rate **Patrol Period 01/01/2026**	48	51.00	2,448.00
Commissioned Security Officer with Vehicle Patrol Period 01/02/2026 through 01/04/2026	144	34.00	4,896.00
Commissioned Security Officer with Vehicle Patrol Period 01/05/2026 through 01/11/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 01/12/2026 through 01/18/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 01/19/2026 through 01/25/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 01/26/2026 through 01/31/2026	294	34.00	9,996.00
<p>Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.</p> <p>This invoice in Monday through Sunday inclusive.</p> <p style="text-align: right;"><i>SB</i> Code No. 1742 - No bond funds 2/17/2026</p>			
Subtotal			\$51,612.00
Sales Tax (8.25%)			\$0.00
Total			\$51,612.00

NOTE: A 3% convenience fee will be charged on all payments made by credit card.

3735



INVOICE

12200 Carlsbad St.
Houston, TX 77085

Invoice Number 1490
Invoice Date 01/31/26
Payment Terms Net 30
PO Number
Sales Rep Christian Chavez

Bill To

Naina Magon
TIRZ 17 Memorial City Redevelopment Authority
820 Gessner Road #1530
Houston, TX 77024

Property Address

Westview Apartments
10157 Westview Drive
Houston, TX 77043

Description	Qty / UOM	Rate	Ext. Price	Amount
#945 - Sweeping Main Driveway at Westview Apartments				
Sweeping Main Driveway - 01/15/2026				\$950.00
Subtotal:				\$950.00
Sales Tax:				\$0.00
Invoice Total:				\$950.00
Credits/Payments:				(\$0.00)
Balance Due:				\$950.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$950.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE REMIT PAYMENT TO:

SMC Landscape Services
P.O Box 31217
Houston, TX 77231

SB

Code No. 1742 - no bond funds
2/17/2026

3736

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 #
1/31/2026	1-2026-103

Terms	Project
	MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	66.71%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	36.81%	15.00%	15,825.00

Total	\$17,825.00
Balance Due	\$17,825.00

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

SB Code No. 6322
2-17-2026

3737



Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

February 04, 2026
Project No: 2501799-0000
Invoice No: 198304
Invoice Total: 7,742.50

Project 2501799-0000 W140 Expansion - CPS
Professional Services Through January 31, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Greaney, David Administrative	11.50	225.00	2,587.50
Lewis, Dakota Project Manager	.50	75.00	37.50
Ali, Muhammad Project Engineer	12.00	305.00	3,660.00
Holloway, Laura	5.50	145.00	797.50
Morrow, William	2.75	240.00	660.00
Totals	32.25		7,742.50
Total Labor			7,742.50

Billing Limits	Current	Prior	To-Date
Total Billings	7,742.50	63,350.29	71,092.79
Limit			132,100.00
Remaining			61,007.21
		Total this Phase	7,742.50
		Total this Invoice	7,742.50

SB Code No. 1741
2-17-2026

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

3737



Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

February 05, 2026
Project No: 2501798-0000
Invoice No: 198363
Invoice Total: 14,151.00

Project 2501798-0000 W140 Expansion - CMT

Professional Services Through January 31, 2026

Phase 001 Construction Materials Testing

Consultants

Geotest Engineering, Inc.				
1/31/2026	Geotest Engineering, Inc.	CMT	14,151.00	
	Total Consultants		14,151.00	14,151.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	14,151.00	99,094.77	113,245.77	
Limit			130,433.00	
Remaining			17,187.23	

Total this Phase 14,151.00

Total this Invoice 14,151.00

SB code # 1741
2-17-2026



Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

February 05, 2026
 Project No: 2501797-0000
 Invoice No: 198341
Invoice Total: 49,437.75

Project 2501797-0000 W140 Expansion - CM-I

Professional Services Through January 31, 2026

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount
Greaney, David Project Manager	7.50	225.00	1,687.50
Ali, Muhammad	3.00	225.00	675.00
Totals	10.50		2,362.50
Total Labor			2,362.50

Billing Limits	Current	Prior	To-Date
Total Billings	2,362.50	299,815.15	302,177.65
Limit			312,087.65
Remaining			9,910.00
		Total this Phase	2,362.50
		Total this Project	2,362.50

Project 2501797.01 TIRZ 17 - W140 Inspection Expansion - CM-I

Phase A Construction Inspection

Professional Personnel

	Hours	Rate	Amount
Appleton, Austin	10.00	275.00	2,750.00
Chapa, Roberto	163.00	166.00	27,058.00
Hamza, Bashir	74.00	187.00	13,838.00
Luck, Jessica	5.00	130.00	650.00
Administrative			
Lewis, Dakota	.50	75.00	37.50
Senior Inspector			
Hamza, Bashir	6.00	187.00	1,122.00
Totals	258.50		45,455.50
Total Labor			45,455.50

Unit Charges

2025 IRS Mileage Rate 0.70	17.50
2026 IRS Mileage Rate 0.725	1,602.25
Total Unit Charges	1,619.75

3737

Project	2501797-0000	W140 Expansion - CM-I	Invoice	198341
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Billing Limits	Current	Prior	To-Date	
Total Billings	47,075.25	0.00	47,075.25	
Limit			151,622.35	
Remaining			104,547.10	
		Total this Phase		47,075.25
		Total this Project		47,075.25
		Total this Invoice		<u><u>49,437.75</u></u>

SB Code No. 1741
2-17-2026

3738



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

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

February 09, 2026
Project No: 2503415.01
Invoice No: 198514

Project Manager Karam Qaddo
Project 2503415.01 TIRZ 17 - Structures Demolition - Detention Basin C - CPS

Professional Services from January 01, 2026 to January 31, 2026
Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	3.00	1,453.95	0.00	1,453.95
FERN	138,630.80	0.00	0.00	0.00	0.00
PGAL	60,500.00	0.00	0.00	0.00	0.00
Expenses	1,004.20	0.00	0.00	0.00	0.00
Total Fee	248,600.00		1,453.95	0.00	1,453.95
Total Fee					1,453.95
Total this Invoice					\$1,453.95

SB Code No. 1742
2-17-2026

3738



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

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

February 09, 2026
Project No: 2503415-0000
Invoice No: 198511

Project Manager Muhammad Ali
Project 2503415-0000 TIRZ 17 - Structures Demolition - Detention Basin C

Professional Services from January 01, 2026 to January 31, 2026
Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Project Management	30,790.00	100.00	30,790.00	29,250.50	1,539.50
QA/QC	6,260.00	100.00	6,260.00	5,828.06	431.94
Bid Phase	8,600.00	100.00	8,600.00	8,471.00	129.00
PGAL	39,061.00	80.00	31,248.80	27,928.62	3,320.18
Berg & Oliver	29,018.00	100.00	29,018.00	0.00	29,018.00
Expenses	4,721.00	25.00	1,180.25	1,180.25	0.00
Total Fee	118,450.00		107,097.05	72,658.43	34,438.62
Total Fee					34,438.62
Total this Invoice					\$34,438.62

SB Code No. 1742
2-17-2026



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + Fax 713.965.0044
TBPE Firm F-11278

▶ HRGREEN.COM

February 17, 2026

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

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements
WBS No. N-T17000-0021-3
Reytec Construction Resources, Inc. Payment No. 12

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 12 in the amount of \$686,082.87 for construction services rendered through January 31, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$322,665.13** to Reytec.

The following billing information is to be used for payment:

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

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

Sincerely,

HR GREEN, INC.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 12

SB

Code No. 1741
2-17-2026

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair

From: Cynthia Cruz

Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #12

Date: February 16, 2026

This memo serves as notification of approval of Pay Estimate #12 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 1/1/2026 to 1/31/2026. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$322,665.12 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

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

The Authority has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
DBE Contractor Payment Report

C:
HR Green, Inc., Attn: David Greaney, PE, Project Manager
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton

Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32	\$287,976.00	\$145,381.32
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
#10 (10/1/25-11/21/25)	\$1,177,192.26	\$0.00	\$1,177,192.26
#11 (11/24/25-12/31/25)	\$686,082.87	\$0.00	\$686,082.87
#12 (1/1/26-1/31/26)	\$322,665.12	\$0.00	\$322,665.12
Running Totals	\$10,187,104.49	\$3,394,000.00	\$6,793,104.49

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 2.5% of the bid schedule, bringing the project earned value to 78.0%. Elapsed contract time is 383 of 470 calendar days (81.5%). There have been no approved change orders to the contract beyond work change directives incorporated as a cash allowance item.

Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. The summary of completed work for the stated period is provided in the following table. Overruns noted are due to site conditions and have been approved by the Engineer. This period includes a deduction in payment for the 7x4 RCB item to account for actual installations of 7x7 and 7x5 RCB in lieu of 7x4 RCB.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Concrete Driveway, Storm Sewer, Cut/Plug Pipe	10.88%	96.34%
Traffic Control	Remove Concrete Barrier	0.75%	87.86%
Roadway	Lime Subgrade, 6-/11-in Conc Pavement including Driveways	28.09%	65.99%
Drainage	Type C Inlets & Manholes, 3-/4-in PVC pipe to curb, 7x7/7x5 RCB (deduction of previous 7x4 RCB payment included)	2.91%	100.63%
SWPPP	Bagged Gravel Barrier	18.30%	67.21%
Waterline	Removals, 8-in Main, Fire Hydrant Lead, Cut/Plug 6-/8-in, 8-in Wet Connects	12.21%	62.03%
Sanitary	15-in Casing	30.49%	187.80%
Detention Basin	Coarse Filter Toe Drain, Water Control	0.33%	87.61%

TBPE NO. F-19990
W-140 Detention Basin Improvements Project

THE **GOODMAN** CORPORATION
Pay Estimate #12 Approval

Pump Station	Structural - Wet Well, CIP Wet Well Top	0.23%	41.92%
Landscaping	Sod	10.28%	10.28%
Extra Work Items	Temporary Basin Pumping	4.88%	67.07%

MEMORIAL CITY REDEVELOPMENT AUTHORITY/ITR217

W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS WBS NO. N-T17000-0021-3

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

Today's Date: 2/2/2026
Pay Period: 01/01/2026 - 01/31/2026
Pay Estimate No. 12
Rain Days This Month

Item	Item Description	UDM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	Explanation
General Items												
1	MOBILIZATION	LS	1	\$ 750,000.00	\$ 750,000.00	1.00		1.00	\$ -	\$ 750,000.00	100%	
2	CLEARING AND GRUBBING	AC	6	\$ 2,900.00	\$ 15,000.00	6.00		6.00	\$ -	\$ 15,000.00	100%	
3	UNIFORMED PEACE OFFICERS (MID BID \$55-HR)	HR	1000	\$ 55.00	\$ 55,000.00	841.50		841.50	\$ -	\$ 46,282.50	84%	
4	12" PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
Demolition Items												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	1986.00		1986.00	\$ -	\$ 9,930.00	100%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	3785.00		3785.00	\$ -	\$ 45,420.00	100%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	2200.00		2200.00	\$ -	\$ 3,300.00	100%	
8	REMOVE AND DISPOSE OF CONC DRIVEWAYS	SY	424	\$ 12.00	\$ 5,088.00	97.00	279.00	376.00	\$ 3,348.00	\$ 4,512.00	89%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00		0.00	\$ -	\$ -	0%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	420.50	250.00	670.50	\$ 5,000.00	\$ 13,410.00	100%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	7.00		7.00	\$ -	\$ 5,950.00	100%	
12	REMOVE AND DISPOSE OF EXIST INLETS	EA	6	\$ 850.00	\$ 5,100.00	6.00		6.00	\$ -	\$ 5,100.00	100%	
13	CUT AND PLUG PIPES	EA	3	\$ 2,000.00	\$ 6,000.00	1.00	1.00	2.00	\$ 2,000.00	\$ 4,000.00	67%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	1.00		1.00	\$ -	\$ 112,500.00	100%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	75.00		75.00	\$ -	\$ 2,250.00	13%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	1095.75		1095.75	\$ -	\$ 16,436.25	125%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00	75.00	75.00	\$ 1,125.00	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	52.00	30.00	82.00	\$ 10,950.00	\$ 29,930.00	85%	
19	6" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	2319.00	158.00	3907.00	\$ 13,498.00	\$ 33,209.50	89%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	1159.50	1054.00	2213.50	\$ 84,320.00	\$ 177,080.00	144%	
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	87.00		87.00	\$ -	\$ 8,700.00	8%	
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	658.00	204.00	862.00	\$ 23,460.00	\$ 99,130.00	161%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	116.00	125.00	241.00	\$ 16,250.00	\$ 31,330.00	28%	
24	TYPE D HOT MIX ASPHALTIC CONC PAV. (1-1/2") INCL. TACKCOAT	TON	362	\$ 250.00	\$ 90,500.00	0.00		0.00	\$ -	\$ -	0%	
25	REINFORCED CONCRETE SIDEWALK (4-1/2") THICK	LF	152	\$ 25.00	\$ 3,800.00	0.00		0.00	\$ -	\$ -	0%	
26	CONSTRUCT ADA COMPLAINT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00		0.00	\$ -	\$ -	0%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	631.00	2050.00	2681.00	\$ 24,600.00	\$ 32,172.00	82%	
28	7-INCH HES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	300	\$ 20.00	\$ 6,000.00	247.00		247.00	\$ -	\$ 4,940.00	82%	
29	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00	0.00	1400.00	1400.00	\$ 7,000.00	\$ 7,000.00	77%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	40.50	54.00	94.50	\$ 810.00	\$ 1,417.50	48%	
Pavement Marking Items												
31	THERMOPLASTIC PAVEMENT MARKINGS - (W) (12") (SLD)	LF	132	\$ 5.00	\$ 660.00	0.00		0.00	\$ -	\$ -	0%	
32	THERMOPLASTIC PAVEMENT MARKINGS - (W) (24") (SLD)	LF	85	\$ 10.00	\$ 850.00	0.00		0.00	\$ -	\$ -	0%	
33	RASIED PAVEMENT MARKERS TYPE II (A-A)	EA	34	\$ 10.00	\$ 340.00	0.00		0.00	\$ -	\$ -	0%	
34	THERMOPLASTIC PAVEMENT MARKINGS - (Y)(4") (SLD)	LF	1274	\$ 2.50	\$ 3,185.00	0.00		0.00	\$ -	\$ -	0%	
Drainage Items												
35	BRICK PLUG IN RCB	SF	240	\$ 50.00	\$ 12,000.00	126.00		126.00	\$ -	\$ 6,300.00	53%	
36	TYP C-1 INLET W/ ONE EXTENSION	EA	13	\$ 6,500.00	\$ 84,500.00	10.00	2.00	12.00	\$ 13,000.00	\$ 78,000.00	92%	
37	TADOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	2.75	2.25	5.00	\$ 16,875.00	\$ 37,500.00	100%	
38	TYP C-4 FOOT DIA PRECAST ROUND CONC MANHOLE	EA	3	\$ 9,000.00	\$ 27,000.00	3.00		3.00	\$ -	\$ 27,000.00	100%	
39	TYP C-4 FOOT DIA PRECAST MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	8.00	2.00	10.00	\$ 6,000.00	\$ 30,000.00	100%	
40	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	3.00		3.00	\$ -	\$ 90,000.00	100%	
41	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX W/ 4"x3" RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$ -	\$ 30,000.00	100%	
42	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00	0.00	14.00	14.00	\$ 280.00	\$ 280.00	70%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	0.00	12.00	12.00	\$ 300.00	\$ 300.00	60%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	98.00	33.00	131.00	\$ 6,600.00	\$ 26,200.00	87%	
45	30-INCH DIA STM SWR BY OPEN CUT	LF	14	\$ 300.00	\$ 4,200.00	13.00		13.00	\$ -	\$ 3,900.00	93%	
46	7'x7' RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	2068.39	89.00	2157.39	\$ 80,100.00	\$ 1,941,651.00	96%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	53.00	7.00	60.00	\$ 9,100.00	\$ 78,000.00	150%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	227.17	46.17	181.00	\$ (57,712.50)	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2482.00	44.00	2506.00	\$ 220.00	\$ 12,530.00	98%	
SWPPP Items												
50	INLET PROTECTION BARRIER	LF	78	\$ 25.00	\$ 1,950.00	78.00		78.00	\$ -	\$ 1,950.00	100%	
51	BAGGED GRAVEL BARRIER	LF	369	\$ 25.00	\$ 9,225.00	66.00	180.00	246.00	\$ 4,500.00	\$ 6,150.00	67%	
52	REINFORCED SILT FENCE	LF	2059	\$ 2.00	\$ 4,118.00	2059.00		2059.00	\$ -	\$ 4,118.00	100%	
53	ROCK FILTER DAME - TYPE 2	LF	109	\$ 50.00	\$ 5,450.00	40.00		40.00	\$ -	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00		66.00	\$ -	\$ 2,310.00	60%	
Water Line Items												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00		1.00	\$ -	\$ 5,000.00	100%	
56	OFFSET OF EXIST 1-1/2" TO 2" DIA SERVICE LINE, LONG SIDE	EA	20	\$ 4,000.00	\$ 80,000.00	0.00		0.00	\$ -	\$ -	0%	
57	REMOVE OF EXIST WATER LINE (ALL SIZES)	LF	460	\$ 12.00	\$ 5,520.00	0.00	337.00	337.00	\$ 4,044.00	\$ 4,044.00	73%	
58	TRENCH SAFETY SYSTEM	LF	395	\$ 10.00	\$ 3,950.00	325.00		325.00	\$ 3,250.00	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00	12.00	191.00	\$ 3,000.00	\$ 47,750.00	92%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	146.00		146.00	\$ -	\$ 51,100.00	78%	
61	FIRE HYDRANT BRANCH	EA	5	\$ 250.00	\$ 1,250.00	1.00	4.00	5.00	\$ 1,000.00	\$ 1,250.00	100%	
62	FIRE HYDRANT ASSEMBLY	EA	1	\$ 15,000.00	\$ 15,000.00	1.00		1.00	\$ -	\$ 15,000.00	100%	
63	REMOVING AND SALVAGING FIRE HYDRANT	EA	1	\$ 550.00	\$ 550.00	1.00		1.00	\$ -	\$ 550.00	100%	
64	CUT, PLUG, & ABANDON (8 IN)	EA	7	\$ 1,250.00	\$ 8,750.00	1.00	4.00	5.00	\$ 5,000.00	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	0.00	2.00	2.00	\$ 2,700.00	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	7.00	5.00	12.00	\$ 7,500.00	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	2.00	5.00	7.00	\$ 10,000.00	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	0.00	1.00	1.00	\$ 1,000.00	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	31.00	21.00	52.00	\$ 5,250.00	\$ 13,000.00	130%	
70	10-INCH SAN SWR BY OPEN CUT	LF	19	\$ 500.00	\$ 9,500.00	49.00		49.00	\$ -	\$ 24,500.00	258%	
Illumination Items												
71	GROUND BOX TYP D (162922)	EA	2	\$ 1,500.00	\$ 3,000.00	0.00		0.00	\$ -	\$ -	0%	
72	STREET LIGHTING CONDUIT, 2-INCH, SCH 80 PVC	LF	162	\$ 30.00	\$ 4,860.00	0.00		0.00	\$ -	\$ -	0%	
Detention Basin Items												
73	PIEZOMETER	EA	1	\$ 7,500.00	\$ 7,500.00	1.00		1.00	\$ -	\$ 7,500.00	100%	

74	TYP "C" 6-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$		\$ 30,000.00	100%
75	REMOVE AND DISPOSE OF SHEET PILE WEIR	SF	315	\$ 10.00	\$ 3,150.00	315.00		315.00	\$		\$ 3,150.00	100%
76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00		1459.00	\$		\$ 14,590.00	95%
77	REMOVE AND DISPOSE OF EXIST CONC AND CURB/GUTTER	LF	60	\$ 5.00	\$ 300.00	60.00		60.00	\$		\$ 300.00	100%
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$ 300.00	\$ 600.00	2.00		2.00	\$		\$ 600.00	100%
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$ 350.00	\$ 1,050.00	3.00		3.00	\$		\$ 1,050.00	100%
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 350.00	\$ 1,750.00	5.00		5.00	\$		\$ 1,750.00	100%
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00		5.00	\$		\$ 1,250.00	100%
82	REMOVE AND DISPOSE OF METAL POST WITH POST/CV BOX	EA	2	\$ 250.00	\$ 500.00	2.00		2.00	\$		\$ 500.00	100%
83	REMOVE STOCKPILE AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 51,800.00	370.00		370.00	\$		\$ 25,900.00	50%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	850.00	420.00	1270.00	\$	14,700.00	\$ 44,450.00	100%
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$ 1,500.00	\$ 1,500.00	1.00		1.00	\$		\$ 1,500.00	100%
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$ 20.00	\$ 82,080.00	0.00		0.00	\$		\$ -	0%
87	GRANULAR FILL 3"x5" (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	284.00		284.00	\$		\$ 22,720.00	14%
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 29,880.00	249.00		249.00	\$		\$ 29,880.00	100%
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$ 150.00	\$ 18,600.00	124.00		124.00	\$		\$ 18,600.00	100%
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$ 5,000.00	\$ 10,000.00	2.00		2.00	\$		\$ 10,000.00	100%
91	CARE AND CONTROL OF WATER	LS	1	\$ 60,000.00	\$ 60,000.00	0.95	0.05	1.00	\$	3,000.00	\$ 60,000.00	100%
92	EXCAVATION AND OFF-SITE DISPOSAL	CY	57400	\$ 20.00	\$ 1,148,000.00	51650		51660	\$		\$ 1,033,200.00	90%
93	EXCAVATION, STOCKPILE, AND RE-USE SOIL	CY	200	\$ 30.00	\$ 6,000.00	200		200	\$		\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36		1810.36	\$		\$ 90,518.00	81%
95	CONCRETE CHANNEL LINING, 5' (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	985		985	\$		\$ 147,750.00	90%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 60.00	\$ 142,900.00	0		0.00	\$		\$ -	0%
97	CONCRETE CHANNEL LINING REPAIR, 5' (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0		0.00	\$		\$ -	0%
98	RIPRAP (GRADE NO. 1) (18")	SY	164	\$ 120.00	\$ 19,680.00	0		0.00	\$		\$ -	0%
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$ 20.00	\$ 3,150,000.00	157500		157500	\$		\$ 3,150,000.00	100%
100	6" PVC (SDR26)	LF	120	\$ 50.00	\$ 6,000.00	120		120	\$		\$ 6,000.00	100%
	Pump Station Items											
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$ 5,000.00	\$ 5,000.00	1		1.00	\$		\$ 5,000.00	100%
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 5.00	\$ 2,250.00	391		391.00	\$		\$ 1,955.00	87%
103	4x4 PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$ 50.00	\$ 6,500.00	114		114.00	\$		\$ 5,700.00	88%
104	(PAINTING) PAINTING FOR PIPING, VALVES	LS	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
105	VERTICAL SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$ 450,000.00	\$ 450,000.00	0		0.00	\$		\$ -	0%
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$ 15,000.00	\$ 60,000.00	0		0.00	\$		\$ -	0%
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 165,000.00	\$ 165,000.00	0		0.00	\$		\$ -	0%
108	PIPE STATION PIPING - 18-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 85,000.00	\$ 85,000.00	0		0.00	\$		\$ -	0%
109	STRUCTURAL - WET WELL	LS	1	\$ 50,000.00	\$ 50,000.00	1		1.00	\$		\$ 50,000.00	100%
109.1	STRUCTURAL - WET WELL (ENGINEERING)	LS	1	\$ 50,000.00	\$ 50,000.00	1		1.00	\$		\$ 50,000.00	100%
109.2	STRUCTURAL - WET WELL (EXCAVATION PUMP STATION PAD)	LS	1	\$ 50,000.00	\$ 50,000.00	1		1.00	\$		\$ 50,000.00	100%
109.3	STRUCTURAL - WET WELL (26" DIA LINER PLATE SHAFT)	LS	1	\$ 250,000.00	\$ 250,000.00	1		1.00	\$		\$ 250,000.00	100%
109.4	STRUCTURAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$		\$ 100,000.00	100%
109.5	STRUCTURAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9		0.90	\$		\$ 270,000.00	90%
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9		0.90	\$		\$ 270,000.00	90%
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	0.90	0.10	1.00	\$	7,500.00	\$ 75,000.00	100%
109.8	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 50,000.00	\$ 50,000.00	0		0.00	\$		\$ -	0%
109.9	STRUCTURAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$ 100,000.00	\$ 100,000.00	0		0.00	\$		\$ -	0%
109.10	STRUCTURAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$ 25,000.00	\$ 25,000.00	1		1.00	\$		\$ 25,000.00	100%
110	STRUCTURAL - VALVE VAULT	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$		\$ 100,000.00	100%
110.1	STRUCTURAL - VALVE VAULT (CIP CONC BOTTOM)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$		\$ 100,000.00	100%
110.2	STRUCTURAL - VALVE VAULT (CIP CONC WALLS)	LS	1	\$ 100,000.00	\$ 100,000.00	1		1.00	\$		\$ 100,000.00	100%
110.3	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0		0.00	\$		\$ -	0%
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0		0.00	\$		\$ -	0%
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0		0.00	\$		\$ -	0%
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF	LS	1	\$ 33,000.00	\$ 33,000.00	0		0.00	\$		\$ -	0%
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$ 27,500.00	\$ 27,500.00	0		0.00	\$		\$ -	0%
113.2	STRUCTURAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$ 27,500.00	\$ 27,500.00	0		0.00	\$		\$ -	0%
113.3	STRUCTURAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$ 22,000.00	\$ 22,000.00	0		0.00	\$		\$ -	0%
113.4	STRUCTURAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$ 22,000.00	\$ 22,000.00	0		0.00	\$		\$ -	0%
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$		\$ -	0%
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$ 3,000.00	\$ 3,000.00	0		0.00	\$		\$ -	0%
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
117	ELECTRICAL - AUTODIALER OR MOTOROLA ACE3600	EA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$		\$ -	0%
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL INSTRUMENTATION	EA	1	\$ 250,000.00	\$ 250,000.00	0		0.00	\$		\$ -	0%
119	ELECTRICAL - OTHER LIGHTING INCL. ELECTRICAL BUILDING	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$ 5,000.00	\$ 10,000.00	0		0.00	\$		\$ -	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 160,000.00	\$ 160,000.00	0		0.00	\$		\$ -	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 100,000.00	\$ 100,000.00	0		0.00	\$		\$ -	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 7,500.00	\$ 7,500.00	0		0.00	\$		\$ -	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0		0.00	\$		\$ -	0%
	Tree Protection Items											
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0		0.00	\$		\$ -	0%
128	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00	0		0.00	\$		\$ -	0%
	Landscaping Items											
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0	466	466.00	\$	2,330.00	\$ 2,330.00	19%
130	HYDROMULCH SEEDING	AC	7	\$ 1,500.00	\$ 10,500.00	0		0.00	\$		\$ -	0%
	Extra Work Items											
131	TEMPORARY BASIN PUMPING	MS	15	\$ 1,000.00	\$ 15,000.00	12	1	13.00	\$	1,000.00	\$ 13,000.00	87%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5		5.00	\$		\$ 750.00	50%
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0		0.00	\$		\$ -	0%
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0		0.00	\$		\$ -	0%
	Cash Allowance Items											
135	Street Cut Permit	CA	1	\$ 5,000.00	\$ 5,000.00	0		0.00	\$		\$ -	0%
136	Street Lights	CA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$		\$ -	0%
137	Work Change Directives	CA	1	\$ 477,504.50	\$ 477,504.50	0		0.00	\$		\$ -	0%
137.01	WCD No. 1 cast in place structures	LS	1	\$ 12,552.25	\$ 12,552.25	1		1	\$	0	\$ 12,552.25	1
137.02	WCD No. 2 relocation of utilities Windhover	LS	1	\$ 4,455.10	\$ 4,455.10	1		1	\$	0	\$ 4,455.10	1
137.03	WCD No. 3 soil contamination testing	LS	1	\$ 5,488.15	\$ 5,488.15	1		1	\$	0	\$ 5,488.15	1

5 13,797,688.00

This Month's Billings \$

339,647.50

STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
				Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps (3) lump sump price	122626	\$ 264,734.00			1	\$ 264,734.00			1	\$ 264,734.00
4	12' Pipe gate		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
109	Wet well		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
110	Valve vault		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
111	Intake structure		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
113	CMU control building		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
TOTALS				\$ -	\$ -		\$ 392,933.00	\$ -	\$ -		\$ 392,933.00

COH Allowance 85% \$ 333,993.05

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

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

Address: 1901 Hollister St, Houston, TX 77080

CERTIFICATION

Letti Hernandez, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

City, State, and Zip Code: _____ City, State, and Zip Code: _____

Amount of Payment Withheld: _____ Amount of Payment Withheld: _____

Date Payment First Withheld: _____ Date Payment First Withheld: _____

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

Letti Hernandez
(Signature of Contractor's Representative)

Letti Hernandez
(Print or Type Name of Contractor's Representative)

2/2/2026
Date

PAYMENT NOTIFICATION – EXPLANATION OF WITHHOLDING

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction, Inc.

Address: 1901 Hollister St, Houston, TX 77080

Date: 2/2/2026

SUBCONTRACTOR PAYMENT INFORMATION:

Subcontractor Name: _____

Street Address: _____

City, State, and Zip Code: _____

Business Phone Number: _____

Amount of Subcontractor Invoice: _____

Amount of Payment Made: _____

Amount of Payment Withheld: _____

Date Payment First Withheld: _____

DETAILED EXPLANATION OF WITHHOLDING: _____

Letti Hernandez

(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)

MWSDBE Utilization Schedule



Status as of: Monday, February 2, 2026
 Project Name: W140-01-00 Briar Branch StormbWater Detention Basin Expansion
 WBS Number: N-T17000-0021-3
 Company Name: Reytec Construction Resources



Month	Total	Moran Construction (MBE)	PA Berrios Trucking (MBE)	Access Data (MBE)	Access Data (WBE)
Jan-25	\$0.00	\$0.00		\$0.00	\$0.00
Feb-25	\$0.00	\$0.00		\$0.00	\$0.00
Mar-25	\$0.00	\$0.00		\$0.00	\$0.00
Apr-25	\$0.00	\$0.00		\$0.00	\$0.00
May-25	\$0.00	\$0.00		\$0.00	\$0.00
Jun-25	\$0.00	\$0.00		\$0.00	\$0.00
Jul-25	\$49,588.94	\$49,588.94		\$0.00	\$0.00
Aug-25	\$203,810.89	\$72,238.89	\$131,572.00	\$0.00	\$0.00
Sep-25	\$842,507.85	\$62,490.61	\$112,938.00	\$0.00	\$667,079.24
Oct-25	\$450,461.61	\$14,864.61	\$81,503.00	\$84,094.00	\$270,000.00
Nov-25	\$152,559.30	\$101,510.00	\$28,058.50	\$22,990.80	\$0.00
Dec-25	\$458,359.33	\$154,560.33	\$46,198.50	\$257,600.50	\$0.00
Jan-26	\$90,180.90	\$0.00	\$75,982.50	\$14,198.40	\$0.00
Feb-26	\$0.00	\$0.00		\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$2,247,469	\$455,253	\$476,253	\$378,884	\$937,079
%	16.29%	3.30%	3.45%	2.75%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 16.29%
Goal \$ \$3,863,353
Project Goal \$ \$2,247,469

	Project Goal	To Date Utilization
MBE	21.43%	9.50%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	16.29%

3741

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 #
1/31/2026	1-2026-24

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	100%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	100%	0.00%	0.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	5%	1.00%	315.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	12%	3.00%	1,080.00

Total	\$1,395.00
Balance Due	\$1,395.00

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

SB

Code No. 1738B
 2-17-2026

3741

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 #
1/31/2026	1-2026-23

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	100%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	61.7%	5.00%	1,952.85
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	35.3%	1.00%	432.21
	W-140				

Total	\$2,385.06
Balance Due	\$2,385.06

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

SB Code # 1741
 2-17-2026