

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



Agenda and Agenda Materials
Meeting of the Board of Directors

April 28, 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, April 28, 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 February 24, 2026, meeting.
4. Accept Oath of Office and Sworn Statements from newly appointed Board Members.
5. Election of Officers: Vice-Chair; Secretary; and Asst. Secretary
6. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper.
7. Conduct annual review of Investment Policy; adopt Resolution Regarding Annual Review of Investment Policy.
8. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers With Whom the Authority May Engage in Investment Transactions.
9. Appointment of CIP Committee.
10. Receive update from HR Green.
 - a. Consider HR Green Task Order for on-call engineering services.
 - b. Sports Complex, Detention Basin A.
 - i. HR Green Task Order for schematic design and realignment development services.
 - c. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Pay Application No. 1, Park on Westview Demolition, from RNDI Companies.
 - ii. Pay Application No. 2, Park on Westview Demolition, from RNDI Companies.
 - iii. HR Green Task Order for preliminary engineering and schematic design services.
 - d. Memorial Drive, Phase 2.
 - e. W-140 Briar Branch Detention Basin
 - i. Pay Application No. 13, W-140 Detention Basin, from Reytec Construction.
 - ii. Pay Application No. 14, W-140 Detention Basin, from Reytec Construction.
 - iii. HR Green Task Order for supplemental construction materials testing services.
11. Receive update from The Goodman Corporation.
12. Authorize additional expenditure for securing site located at 1057 Westview Drive in an amount not to exceed to be determined by the Board.
13. Receive Bookkeeper's Report; approve payment of invoices; and ratify invoices paid in March.
14. 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 February 24, 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**

February 24, 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 LLC, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, February 24, 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 Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, 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; Gerardo Barrera, City of Bunker Hill; Muhammad Ali, Derek St. John, and Michael Guthrie, HR Green; Jim Webb, The Goodman Corporation; Lois Myers; and Karen Lachaux. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM JANUARY 27, 2026, MEETING.

Upon a motion made by Director Moody, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the January 27, 2026, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of 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 City of Houston Sports Complex Detention project. He reported 90% plans were submitted to the City last Saturday for review. No action from the Board was required.

1) HR Green Task Order for schematic design and realignment development services.

This item was tabled.

ii. Westview, Detention Basin C.

Mr. Ali provided an update on the Westview site project. He reported the asbestos abatement has begun and demolition is anticipated to start March 27 with a goal to be completed in six months. He reported HR Green is developing a task order for preliminary engineering services. No action from the Board was required.

iii. Memorial Drive, Phase 2.

Mr. Ali provided an update on the Memorial Drive, Phase 2 project. He reported HR Green is updating the typical sections with 6-ft. sidewalks on each side. No action from the Board was required.

iv. W-140 Briar Branch Detention Basin.

Mr. Ali provided an update on the W-140 Briar Branch Detention expansion project. He reported the basin excavation and storm sewer installation in neighborhoods is complete. He reported installation of the channel lining and wet well components continues.

1) Pay Application No. 12, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 12, W-140 Detention Basin, from Reytec Construction in the amount of \$322,665.13. 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 Rickel, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 12, W-140 Detention Basin, from Reytec Construction in the amount of \$322,665.13, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Progress Report, included in the Board materials. He reported all the grant funds for the W-140 Detention have been disbursed. He reported Goodman Corporation reviewed the TxDOT invoice relating to cost reconciliation for the Memorial Drive Phase I project and is requesting funding from H-GAC to mitigate the additional expenses. He reported Goodman Corporation has drafted and will be submitting the EDA application for \$5 Million for Westview, Detention C project.

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

Ms. Landreville reviewed the Bookkeeper's Report and invoices included in the Board materials. Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to accept the Bookkeeper's 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 8:20 a.m.

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

AGENDA MEMORANDUM

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

4. Accept Oath of Office and Sworn Statements from newly appointed Board Members.

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. Election of Officers: Vice-Chair; Secretary; and Asst. 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

6. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper.

MEMORANDUM

Date: April 28, 2026
To: Board of Directors
Memorial City Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Jennifer Landreville, Investment Officer and Bookkeeper
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As investment officer/bookkeeper for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

_____ N/A _____

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

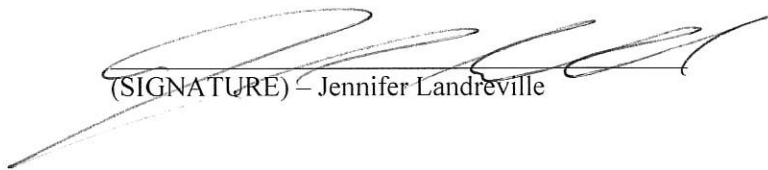
_____ N/A _____

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

_____ N/A _____

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

_____ N/A _____


(SIGNATURE) ← Jennifer Landreville

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

AGENDA MEMORANDUM

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

7. Conduct annual review of Investment Policy; adopt Resolution Regarding Annual Review of Investment Policy.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Memorial City Redevelopment Authority, City of Houston, Texas (the "Zone") do hereby certify as follows:

1. The Board of Directors of the Zone convened in regular session, open to the public, on April 28, 2026, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Ann T. Givens	Chair
Andy Iversen	Vice-Chair
Zachary R. Hodges	Secretary
Alex Massa	Director
Marlen J. Trujillo	Director
Ben Pisklak	Director
Pete DeLongchamps	Director

and all of said persons were present, except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this April 28, 2026.

Secretary, Board of Directors

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

WHEREAS, Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") has been legally created and has such authority as granted by state law and as delegated to the Authority by the City of Houston, Texas (the "City"); and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to conduct its annual review of the Investment Policy for the Authority, pursuant to Chapter 2256, Texas Government Code as amended from time to time; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board of Directors of the Authority has conducted an annual review of the Authority's Investment Policy and confirms that the current Investment Policy dated December 5, 2017, **Exhibit A**, shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED on April 28, 2026.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

AMENDED INVESTMENT POLICY

This Amended Investment Policy (the "Policy" or "Investment Policy") is adopted by the Board of Directors of Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") pursuant to Chapter 2256 of the Texas Government Code.

ARTICLE I PURPOSE

Section 1.01. Purpose.

This Policy with respect to Authority investments has been adopted to establish the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the "Investment Laws"). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the Authority's funds: Chapter 2256, Texas Government Code; Chapter 2257, Texas Government Code; Chapter 791, Texas Government Code; and Chapter 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the Authority's funds and require the Authority to adopt rules to ensure the investment of Authority funds in accordance with such laws. This Policy will specify the scope of authority of Authority Officials who are responsible for the investment of Authority funds.

ARTICLE II DEFINITIONS

Section 2.01. Definitions.

Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- A. "Authorized Collateral" means any means or method of securing the deposit of Authority funds authorized by Chapter 2257, Texas Government Code.
- B. "Authorized Investment" means any security which the Authority is authorized to invest under Chapter 2256, Texas Government Code.
- C. "Board" means the Board of Directors of the Authority.
- D. "Collateral" means any means or method of securing the deposit of Authority funds under Article V hereof.
- E. "Collateral Act" means Chapter 2257, Texas Government Code, as amended from time to time.

- F. "Director" means a person appointed to serve on the Board of Directors of the Authority.
- G. "Authority Officials" means the Investment Officer, Authority Directors, officers, Employees, and persons and business entities engaged in handling the investment of Authority funds.
- H. "Employee" means any person employed by the Authority, but does not include independent contractors or professionals hired by the Authority as outside consultants, such as the Authority bookkeeper or accountant or the Authority's financial advisor.
- I. "FDIC" means Federal Deposit Insurance Corporation.
- J. "Investment Act" means Chapter 2256, Texas Government Code, as amended from time to time.
- K. "Investment Officer(s)" means the Director(s) or Employee(s) of the Authority appointed from time to time by the Board or independent contractor(s) or a person with whom the Authority has contracted to invest and reinvest the funds of the Authority held in its various accounts.
- L. "Public Agency" means a state or a political or governmental entity, agency, instrumentality, or subdivision of a state, including a municipality, an institution of higher education as defined by Section 61.003, Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital.
- M. "Texas Financial Institution" means a bank that has its main office or a branch office in the State of Texas.

ARTICLE III
GENERAL PROVISIONS

Section 3.01. General Investment Strategy.

The Authority's general investment strategy shall be to invest so as to accomplish the following objectives, which are listed in the order of importance:

- A. Understanding of the suitability of the investment to the financial requirements of the Authority;
- B. Preservation and safety of principal;
- C. Liquidity;

- D. Marketability of the investment if the need arises to liquidate the investment before maturity;
- E. Diversification of the investment portfolio; and
- F. Yield.

Section 3.02. Diversification.

The Authority shall diversify its portfolio to minimize the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer, or a specific class of investments. Investments shall always be selected that provide for stability of income and reasonable liquidity.

Section 3.03. Provisions Applicable to All Fund Groups.

- A. All funds of the Authority shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by Indentures of Trust and Bond Resolutions of the Authority and applicable state law or federal tax law, including the Investment Laws.
- B. The Board, by separate resolution, may provide that the Authority's bookkeeper may withdraw or transfer funds from and to accounts of the Authority only in compliance with this Policy.
- C. No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Pledged Revenues Fund and in the Surplus Fund shall not be commingled or pooled for purposes of investment.

Section 3.04. Annual Review.

The Board shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

ARTICLE IV
INVESTMENTS

Section 4.01. Authorized Investments.

Unless specifically prohibited by law or elsewhere by this Policy, Authority monies in any of its fund groups may be invested and reinvested only in the following types of investments:

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities; including the Federal Home Loan Banks; also

including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;

- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities; including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- E. Bonds issued, assumed, or guaranteed by the State of Israel;
- F. Interest-bearing banking deposits that comply with the Investment Act;
- G. Certificates of deposit and share certificates that comply with the Investment Act;
- H. No-load money market mutual funds that comply with the Investment Act;
- I. No-load mutual funds that comply with the Investment Act; and
- J. An investment pool that complies with the Investment Act, specifically TexPool, TexPool Prime, TexStar, and Texas Cooperative Liquid Assets Securities System Trust ("Texas CLASS").

An entity is not required to liquidate investments that were authorized investments at the time of purchase. However, an investment that required a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Investment Officer shall monitor rating changes in investments as required by the Investment Act and shall take all prudent measures that are consistent with the investment policy to liquidate an investment that does not have the minimum rating.

Section 4.02. Prohibited Investments.

Notwithstanding anything to the contrary stated herein, no funds of the Authority may be invested in the following or in any other type of investment

prohibited by the Investment Act or other applicable law:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years;
- D. Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters); or
- E. Investments prohibited by Chapter 2270, Texas Government Code.

With respect to bond proceeds, reserves, or funds held for debt service, no-load mutual funds shall be a prohibited investment. Additional limitations placed on investing in no-load mutual funds by the Investment Act may further prohibit the investment in such funds.

ARTICLE V COLLATERAL

Section 5.01. Policy of Securing Deposits of Authority Funds—Applicable to All Deposited Authority Funds.

- A. The Authority recognizes that FDIC (or its successor) insurance is available for Authority funds deposited at any one Texas Financial Institution (including branch banks) only up to a federally determined maximum (including accrued interest) for each of the following: (i) demand deposits; (ii) time and savings deposits; and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders. It is the policy of the Authority that all deposited funds in each of the Authority's accounts shall be insured by the FDIC, or its successor, and to the extent not insured, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.
- B. If it is necessary for the Authority's depositories to pledge Collateral to secure the Authority's deposits, the Authority must obtain an executed Collateral pledge agreement (also known as a depository pledge agreement) meeting the following conditions: (1) the Collateral pledge

agreement must be in writing; (2) the Collateral pledge agreement must be approved by the depository's board of directors or loan committee; (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same; and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or Authority Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the Authority. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met be prior to the deposit of any Authority funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and Authority Officials to proceed diligently to have such agreement approved and documented to assure prompt protection of the Authority's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the Authority bookkeeper or accountant shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

- C. Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the Authority bookkeeper or accountant shall obtain safe-keeping receipts from the Texas Financial Institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the Authority. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the Authority's deposits. It is the preference of this Board that there be no sharing, splitting or co-tenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and Authority Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The Authority bookkeeper or accountant shall monitor the pledged Collateral to assure that it is pledged only to the Authority, review the fair market value of the Collateral to ensure that the Authority's funds are fully

secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

D. The Authority's funds deposited in any Texas Financial Institution, to the extent that they are not insured, may be secured by the pledge of any of the following:

- (1) Surety bonds;
- (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
- (3) A general or special obligation issued by a Public Agency that is payable from taxes, revenues, or a combination of taxes and revenues;
- (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of ten (10) years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
- (5) A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
- (6) A letter of credit issued by a federal home loan bank; or
- (7) A security in which a public entity may invest under the Investment Act. As of the date of this Agreement, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
 - (a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities; including Federal Home Loan Banks; also including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
 - (b) Direct obligations of the State of Texas or its agencies and instrumentalities;
 - (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
 - (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the

full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities; including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;

- (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent;
- (f) Bonds issued, assumed, or guaranteed by the State of Israel;
- (g) Certificates of deposit and share certificates that comply with the Investment Act;
- (h) Interest-bearing banking deposits that comply with the Investment Act;
- (i) Repurchase agreements that comply with the Investment Act;
- (j) Banker's acceptances that comply with the Investment Act;
- (k) Commercial paper that complies with the Investment Act;
- (l) No-load money market mutual funds that comply with the Investment Act; and
- (m) No-load mutual funds that comply with the Investment Act.

Investments with minimum required ratings do not qualify as authorized investments during the period the investment does not have the minimum rating. The Investment Officer shall monitor rating changes in investments as required by the Investment Act and shall take all prudent measures that are consistent with the Policy to liquidate investments that do not have this minimum rating.

Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the Authority under the Investment Act:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

- C. Collateralized mortgage obligations that have a final stated maturity date of greater than ten (10) years other than those listed in Section 5.01(D)(4) and 5.01(D)(5) above;
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index; or
- E. Investments prohibited by Chapter 2270, Texas Government Code.

ARTICLE VI
INVESTMENT OFFICER

Section 6.01. Investment Officer.

From time to time, the Authority shall appoint one (1) or more of its Directors or Employees or contract with a person to serve as Investment Officer(s) to handle the investment of Authority funds. Authority granted to a person to invest the Authority's funds is effective until rescinded by the Authority, until the expiration of the Director's term or the termination of the person's employment, engagement by, or contract with the Authority. The Investment Officer(s) shall be responsible for investing Authority funds in accordance with this Policy. The Investment Officer(s) shall invest the Authority's funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the following objectives in order of priority: (a) preservation and safety of principal; (b) liquidity; and (c) yield. Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs.

Section 6.02. Training.

The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Laws. The Authority bookkeeper shall also attend the same number and type of investment training sessions as those required for the Investment Officer(s) of municipal utility districts pursuant to Section 2256.008(b), Texas Government Code.

Section 6.03. Reporting by the Investment Officer and Authority Officials.

Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer with the assistance of Authority Officials, if applicable, shall prepare and submit to the Board a written report of the investment transactions for all funds of the Authority for the preceding reporting period. The report must (1) describe in detail the investment position of the Authority on the date of the report, (2) be prepared jointly by all the Investment Officers of the Authority, if the Authority appoints more than one, (3) be signed by all Investment Officers and Authority Officials

who prepare the report, (4) contain a summary statement of each pooled fund group that states (i) the beginning market value for the reporting period and ending market value for the period, and (ii) the fully accrued interest for the reporting period, (5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested, (6) the maturity date of each separately invested asset that has a maturity date, (7) the Authority fund for which each individual investment was acquired, and (8) the compliance of the investment portfolio as it relates to this Policy and the Investment Act. If the Authority invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the Investment Officer shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Section 6.04. Assistance with Certain Duties of the Investment Officer.

The Board hereby authorizes and directs the Authority's bookkeeper or accountant and any other Authority Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his duties, including but not limited to the following:

- A. Presenting a copy of the Policy to any business organization seeking to sell an investment to the Authority and obtaining the necessary written certification from such seller referred to in this section;
- B. Handling investment transactions and monitoring adverse rating changes, which would cause an investment to lose its minimum rating;
- C. Preparing and submitting to the Board the written report of all investment transactions for the Authority as required by this section;
- D. Researching investment options and opportunities;
- E. Obtaining written depository pledge agreements as required herein;
- F. Obtaining safe-keeping receipts from the financial institution which serves as a depository for pledged Collateral; and
- G. Reviewing the market value of the Authority's investments and of the Collateral pledged to secure the Authority's funds.

ARTICLE VII
PROCEDURES FOR INVESTMENT OF AUTHORITY MONIES

Section 7.01. Qualified Broker/Dealers.

The Board, by written resolution, shall establish a list of qualified broker/dealers with whom the Authority may engage in investment transactions. The Board shall, at least annually, review, revise, and adopt such list.

Section 7.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the Authority.

Investment Officers shall refrain from personal business activities that could conflict with the proper execution of the investment policy, or which could impair their ability to make impartial investment decisions. The Investment Officer(s) and the Authority Officials shall disclose in writing (a) any "personal business relationship" with a business organization offering to engage in an investment transaction with the Authority and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the Authority, as required by the Investment Act. The existence of a "personal business relationship" shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 7.03. Certifications from Sellers of Investments.

The Investment Officer(s) or the Authority Officials shall present this Policy to any business organization (as defined by the Investment Act) offering to engage in an investment transaction with the Authority and obtain the certificate that such business organization has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the Authority and shall state that the business organization has received and reviewed the Policy and has acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions with the Authority that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority. Neither the Investment Officer nor the Authority Officials shall purchase or make any investment from a business organization that has not delivered to the Authority this required certification. A form of certificate acceptable to the Authority is attached hereto as Exhibit 'A.'

Section 7.04. Solicitation of Bids for Certificates of Deposit.

Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 7.05. Settlement Basis.

All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all Authority investments and for all Collateral pledged to secure Authority funds shall be one approved by the Investment Officer(s).

Section 7.06. Monitoring of the Market Value of Investments and Collateral and Rating of Investments.

A. The Investment Officer(s), with the help of such Authority Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of Authority funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

1. Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
2. Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
3. Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
 - (a) the lower of two (2) bids obtained from securities broker/dealers for such security;
 - (b) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
 - (c) the bid price published by any nationally recognized security pricing service; or
 - (d) the market value quoted by the seller of the security or the owner of such Collateral.
4. Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two (2) bids obtained from securities broker/dealers for such security, unless two (2) bids are not available, in

which case the securities may be valued in any manner provided in 7.06(A)(3) hereof.

B. The Investment Officer(s), with the help of such Authority Officials as needed, shall monitor rating changes for each investment required to have a minimum rating.

ARTICLE VIII INVESTMENT STRATEGIES FOR EACH FUND

Section 8.01. Investment Strategy for the Operating Fund.

Funds in the Operating or General Fund shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board. Operating Funds shall not be invested for longer than one (1) year.

Section 8.02. Investment Strategy for the Pledged Revenue Fund.

Funds in the Pledged Revenue Fund shall be invested to meet the cash flow requirements of the Authority, including transfers to the Debt Service Fund, the Debt Service Reserve Fund if required, the Rebate Fund and the Surplus Fund in compliance with any requirements under applicable Indentures of Trust and bond resolutions. The Pledged Revenue Fund shall not be invested for longer than six months.

Section 8.03. Investment Strategy for the Debt Service Funds.

Debt Service Funds (when an account for such funds is created) shall be invested to mature so as to meet required semi-annual debt service payment dates for each issue of bonds and in compliance with any requirements under applicable bond resolutions. It shall be the policy of the Authority that Debt Service Funds shall not be invested for longer than one (1) year, nor shall they be invested in no-load mutual funds. It shall also be the policy of the Authority that the Debt Service Reserve Funds shall not be invested for longer than one year.

Section 8.04. Investment Strategy for the Project Fund.

Funds in the Project Fund shall be invested to meet the operating and cash flow requirements of the Authority's capital projects as determined by the capital improvements program and annual operating budget adopted by the Board of Directors. Funds in the Project Fund shall not be invested for longer than one year.

Section 8.05. Investment Strategy for the Rebate Fund.

Funds in the Rebate Fund shall be invested in compliance with any requirements under applicable Indentures of Trust and bond resolutions. Funds in the Rebate Fund shall not be invested for longer than one year.

Section 8.06. Investment Strategy for the Surplus Fund.

Funds in the Surplus Fund shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board of Directors. Funds in the Surplus Fund shall not be invested for longer than one year.

ARTICLE IX
MISCELLANEOUS

Section 9.01. Superseding Clause.

This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority Funds.

Section 9.02. Open Meeting.

The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public at the City of Houston for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

Exhibit A

CERTIFICATE OF COMPLIANCE FROM SELLERS OF INVESTMENTS
AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT

To: Memorial City Redevelopment Authority (the "Authority")

From: _____
[Name of the "qualified representative" [Office such person holds] of the
business organization offering to engage in an investment transaction with the
Authority]

of _____ (the "Business Organization")
[name of financial institution, business organization or investment pool]

Date: _____, 20__

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am a "qualified representative" of the Business Organization offering to enter an investment transaction with the Authority, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and that I meet all requirements under such act to sign this Certificate.
2. The Business Organization, anticipates selling to the Authority investments that comply with the Authority's Investment Policy and the Investment Act (collectively referred to herein as the "Investments").
3. The Business Organization or a registered investment professional that services the Authority's account, as applicable, have received and reviewed the Investment Policy, which the Authority has represented is the complete Investment Policy of the Authority now in full force and effect. The Authority has further acknowledged that the Business Organization, may rely upon the Investment Policy until the Authority provides the Business Organization with any amendments to or any newly adopted form of the Investment Policy.

4. The Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions between the Authority and the Business Organization that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the Authority's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.
5. The Business Organization has reviewed, or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the Authority and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act; (ii) each of the Investments is an authorized investment under the Investment Policy; and (iii) none of the Investments is prohibited by Chapter 2270, Texas Government Code. The Business Organization makes no representation as to whether any limits on the amount of Authority monies to be invested in the Investments exceeds or in any way violates the Investment Policy.
6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy, but represents its compliance with Chapter 2270, Texas Government Code.
7. The Business Organization has attached hereto, for return to the Authority, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: _____
Name: _____
Title: _____

Investments other than certificates of deposit and interest-bearing banking deposits are not FDIC insured, are not deposits or other obligations of same, the Business Organization or any of its affiliates, and are subject to investment risks, including possible loss of the principal amount invested.

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

AGENDA MEMORANDUM

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

8. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers With Whom the Authority May Engage in Investment Transactions.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Memorial City Redevelopment Authority, City of Houston, Texas (the "Zone") do hereby certify as follows:

1. The Board of Directors of the Zone convened in regular session, open to the public, on the 28th day of April, 2026, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Ann T. Givens	Chair
Andy Iversen	Vice-Chair
Zachary R. Hodges	Secretary
Alex Massa	Director
Marlen J. Trujillo	Director
Ben Pisklak	Director
Pete DeLongchamps	Director

and all of said persons were present, except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

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

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this 28th day of April, 2026.

Secretary, Board of Directors

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

WHEREAS, Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") has been legally created and has such authority as granted by state law and as delegated to the Authority by the City of Houston, Texas (the "City"); and

WHEREAS, the Board of Directors of the Authority desires to designate one or more banks or savings associations within the state to serve as depository for the funds of the Authority; and

WHEREAS, a depository of the Authority means any depository institution with which the Authority maintains demand or time deposits, including certificates of deposit; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended from time to time, requires the Board of Directors of the Authority to, at least annually, review, revise, and adopt a list of qualified broker/dealers with whom the Authority may engage in investment transactions; and

WHEREAS, the Authority's Investment Policy provides that the list of qualified broker/dealers shall be adopted by written resolution of the Board of Directors; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to (i) establish the authorized depository institutions of the Authority, and (ii) adopt the list of qualified broker/dealers with whom the Authority may engage in investment transactions; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The authorized depository institutions for the Authority are included in the attached **Exhibit A**, including the successor entities of any depository institutions listed therein, and are thereby established as the Authority's depositories.

Section 2: The funds of the Authority may be disbursed from such authorized depository institutions.

Section 3: The attached **Exhibit A** contains a list of the qualified broker/ dealers with whom the Authority may engage in investment transactions, which list shall be deemed to include the successor entities of any broker/ dealers therein.

PASSED AND APPROVED on April 28, 2026.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

Exhibit "A"
2026 - LIST OF AUTHORIZED BROKERS

ABC Bank	Lone Star Capital Bank
Ameegy Bank of Texas, N.A.	Lone Star Investment Pool
American Bank	Moody National Bank
Austin Bank	New First National Bank
Austin Capital Bank	North Star Bank of Texas
b1Bank (Business First Bancshares)	Origin Bank
BB & T	PNC Bank/The PNC Financial Services Group, Inc.
Bank of America N.A.	Pioneer Bank
Bank of Houston	Plains Capital Bank
Bank of New York - Mellon	Plains State Bank
Bank of Texas N.A.	PrimeBank of Texas
Bank Ozk	Prosperity Bank
Brenham National Bank	R Bank
BOK Financial Capital Markets	Regions Bank
BOK Financial Securities, Inc.	Simmons Bank
Cadence Bank	SouthStar Bank
Capital Bank of Texas	Southstate Bank
Capital Markets Group	State Bank of Texas
Capital One	State Street Bank & Trust Co.
Central Bank	Stellar Bank
Citibank N.A.	Stifel Nicholas
CIT Bank	Southwestern National Bank
Comerica Bank	Sunflower Bank
Comerica Securities	Susser Bank
Commercial State Bank	Tex Star Investment Pool
Community Bank of Texas	Texan Bank
Community Trust Bank	Texas Capital Bank N.A.
East West Bank	Texas Class
Fifth Third Bank	Texas Exchange Bank
First American Bank NM	Texas First Bank
First Bank of Texas	Texas Gulf Bank
First Citizens Bank	Texas Regional Bank
First Financial Bank, N.A.	The Independent Bankers Bank
First Horizon Bank	The Mint National Bank
First Lockhart National Bank	Texas Savings Bank
First National Bank of Texas	Texpool/Texpool Prime
First Texas Bank	The Right Bank for Texas
Frontier Bank of Texas	Third Coast Bank
Frost National Bank	Truist
Guaranty Bank & Trust	Trustmark National Bank
Hancock Whitney Bank	UMB Bank
Herring Bank	United Texas Bank
Hilltop Securities	Unity National Bank
Hometown Bank, N.A.	U.S. Bank
Horizon Bank	Vantage Bank
Huntington Bank	Wallis Bank
ICS	Wells Fargo Bank, N.A.
Independence Bank	Wells Fargo Brokerage Services, LLC
Independent Bank	Wells Fargo Trust
International Bank of Commerce	West Star Bank
IntraFi Network Deposits	Woodforest National Bank
JP Morgan Chase	
Landing Rock Group LLC	
Lone Star National Bank	

The above list shall include any successor bank

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

AGENDA MEMORANDUM

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

9. Appointment of CIP Committee.

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

10. Receive update from HR Green.
 - a. Consider HR Green Task Order for on-call engineering services.
 - b. Sports Complex, Detention Basin A.
 - i. HR Green Task Order for schematic design and realignment development services.
 - c. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Pay Application No. 1, Park on Westview Demolition, from RNDI Companies.
 - ii. Pay Application No. 2, Park on Westview Demolition, from RNDI Companies.
 - iii. HR Green Task Order for preliminary engineering and schematic design services.
 - d. Memorial Drive, Phase 2.
 - e. W-140 Briar Branch Detention Basin
 - i. Pay Application No. 13, W-140 Detention Basin, from Reytec Construction.
 - ii. Pay Application No. 14, W-140 Detention Basin, from Reytec Construction.
 - iii. HR Green Task Order for supplemental construction materials testing services.

PROGRESS REPORT

APRIL 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 April 28
 - Finalize design details
 - Benefit Evaluation – required to reprocess with new standards.
 - City grant contractor proceeding with BC Evaluation
 - Submitted 100% Final Deliverable 4/15/2026

- Detention Basin C (Northwest HPD and HFD Public Safety Complex and Detention):
 - See Pay App and Progress Report Document
 - Review Preliminary Engineering and Schematic Design Proposal

- Memorial Drive – Phase II:
 - Updated/finalized typical section
 - Updated roadway schematic
 - Next step is to meet with stakeholders
 - Design is ongoing



April 21, 2026

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ#17
Hawes Hill & Associates, LLC
9600 Long Point Rd., Ste. 200
Houston TX 77055

Attention: Mrs. Ann Givens,

Re: Proposal to Provide Engineering Consulting Services to Memorial City Redevelopment Authority (MCRA) TIRZ17

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for engineering consulting services. Gauge will provide support services as requested and authorized by the Executive Director or as directed by the Board and CIP Committee. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed \$25,000, at the TIRZ 17 approved rates shown on the attached rate sheet, Exhibit A. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Principal

Accepted For
Memorial City Redevelopment Authority

Signature Date 4-28-2026

Attachments:
Exhibit A –Hourly Rate Schedule

Ann T. Givens, Chair

Print

Accepted For
City of Houston

Signature Date



Exhibit A

	Classification	Rate per Hr.
1	Principal	\$275
2	Sr. Project Manager	\$225
3	Project Manager	\$175
4	Construction Manager	\$170
5	Senior Project Engineer	\$165
6	Project Engineer	\$150
7	GIS Specialist	\$130
8	Graduate Engineer	\$120
9	Senior Designer	\$115
10	Inspector	\$110
11	Project Administrator	\$110
12	CADD Tech	\$90
13	Administrative Assistant	\$85
14	Clerical	\$65

TASK ORDER NO.



March 17, 2026

Mr. Scott Bean
Memorial City Redevelopment Authority / TIRZ 17
c/o Hawes Hill & Associates LLC
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 **\$499,018.70** 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

Print

Accepted for
City of Houston:

Signature Date

Print

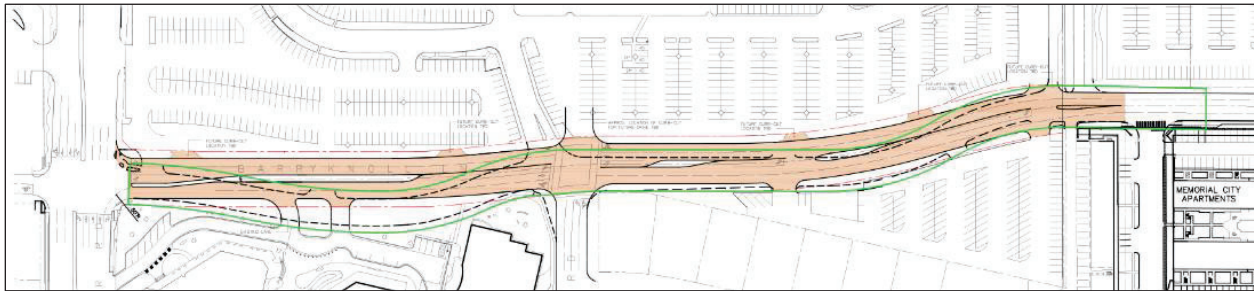
- Attachments:
- Exhibit A – Scope of Services
 - Exhibit B – Level of Effort
 - Exhibit C – Landscape Architecture
 - Exhibit D – Geotechnical Investigation
 - Exhibit E – Electrical Engineering
 - Exhibit F – Topographic Survey

**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. 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
<i>Total</i>	1	4	14	32	0	0	51	\$8,105.00
TOTAL HOURS	1	4	14	32	0	0	51	
Contract Labor Rate	\$325.00	\$225.00	\$160.00	\$145.00	\$180.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$325.00	\$900.00	\$2,240.00	\$4,640.00	\$0.00	\$0.00		\$8,105.00

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
<i>Total</i>	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	4	4			10	\$1,670.00
2 Review Geotechnical Report		2	2				4	\$770.00
3 Review Topographic Survey		1	2	4			7	\$1,125.00
Total	0	5	8	8	0	0	21	\$3,565.00
B. GENERAL PLAN SHEETS								
1 Overall Project Layout Sheet - Update			1	2	2		5	\$810.00
2 Index of Sheets - Update			1	2	4		7	\$1,170.00
3 Proposed Typical Sections - Update		1	4	8	4		17	\$2,745.00
Total	0	1	6	12	10	0	29	\$4,725.00
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)	0.5	4	12	16	8		40.5	\$6,742.50
3 TCP Phase 7 (2 Sheets)	0.5	4	12	16	8		40.5	\$6,742.50
4 TCP Phase 8 (4 Sheets)	0.5	8	12	24	12		56.5	\$9,522.50
5 Typical Detour Plans (2 Sheets)	0.5	4	12	16	8		40.5	\$6,742.50
6 Signalized Intersection Sheets (4 Sheets)		8	12	24	12		56	\$9,360.00
7 TCP Standard Details			1	2	2		5	\$810.00
Total	2	30	65	110	52	0	259	\$43,110.00
D. ROADWAY AND PARKING LOT DESIGN								
1 Review Survey Control Maps		1	2				3	\$545.00
2 Horizontal Curve Data (1 Sheet)			1	4	2		7	\$1,100.00
3 Vertical Curve Data (1 Sheet)		1	1	4	2		8	\$1,325.00
4 a. Demolition Plan - Barryknoll update (2 Sheets)		2	2	16	8		28	\$4,530.00
b. Demolition Plan - Parking Lot (1 Sheet)		2	4	16	4		26	\$4,130.00
5 a. Roadway Plan & Profile - Barryknoll (4 Sheets)		12	16	40	16		84	\$13,940.00
b. Roadway Plan & Profile - Plantation and Mall Driveway (2 Sheets)		6	8	16	8		38	\$6,390.00
c. Parking Lot Grading Plan (2 Sheets)		6	8	16	8		38	\$6,390.00
6 Horizontal Geometry Layout - Barryknoll (4 Sheets)		2	8	16	8		34	\$5,490.00
7 Intersection Layout (2 Sheets)		4	8	16	8		36	\$5,940.00
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		10	8	5	4		27	\$4,975.00
Total	0	54	106	175	130	0	465	\$77,885.00
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	6	12	6		25	\$4,005.00
3 Runoff and Inlet Calculations		2	4	16			22	\$3,410.00
4 Storm Sewer Computation Sheet - Update (2 Sheets)		2	4	8	2		16	\$2,610.00
5 Storm Sewer Plan and Profile (4 Sheets)	1	8	12	36	20		77	\$12,865.00
6 Storm Sewer Laterals (2 Sheets)		4	8	24	16		52	\$8,540.00
7 Junction Box Details	1	2	8	12	4		27	\$4,515.00
Total	2	20	44	114	50	0	230	\$37,720.00
F. WATER & SANITARY IMPROVEMENTS								
1 Water & Sanitary Plan & Profile (4 Sheets)	1	10	16	32	16		75	\$12,655.00
2 Water & Sanitary Sewer Crossing (2 Sheet)		4	16	32	8		60	\$9,540.00
Total	1	14	32	64	24	0	135	\$22,195.00
G. SIGNING & PAVEMENT MARKING PLANS								
1 Signing & Pavement Marking Plan (2 Sheets) - Roadway		4	8	16	4		32	\$5,220.00
2 Signing & Pavement Marking Plan (2 Sheets) - Parking Lot		4	8	16	4		32	\$5,220.00
3 Small Sign Summary (2 Sheets)		1	4	8	4		17	\$2,745.00
Total	0	9	20	40	12	0	81	\$13,185.00
H. TRAFFIC SIGNAL DESIGN								
1 Preliminary Design (60%)	1	4		12	12		29	\$5,125.00
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	6		21	\$3,755.00
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	6		15	\$2,885.00
Total	3	35	0	80	24	0	142	\$24,770.00
I. CROSS SECTIONS AND CUT/FILL QUANTITIES								
1 Earthwork Quantities		4	12		8		24	\$4,260.00
2 Cross Sections		4	8		16		28	\$5,060.00
Total	0	8	20	0	24	0	52	\$9,320.00
J. LIGHTING DESIGN								
1 Street Lighting Plans - (4 Sheets)		4	8	24	12		48	\$7,820.00
Total	0	4	8	24	12	0	48	\$7,820.00

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	6	24	8		42	\$6,780.00
Total	0	4	6	24	8	0	42	\$6,780.00
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	4	48		12		8	72	\$14,800.00
2 Project Coordination / Approvals with City	4	4	16	12			36	\$6,500.00
3 Variance Applications	0.5	4		4			8.5	\$1,642.50
4 Quantities (90%, 100%, and Final)		8	12	40			60	\$9,520.00
5 Opinion of Probable Construction Costs (90%, 100%, and Final)		4	4	6			14	\$2,410.00
6 Project Manual & Specifications - Update	0.5	4	12	20			36.5	\$5,882.50
Total	9	72	44	94	0	8	227	\$40,755.00
O. Quality Assurance / Quality Control								
1 Constructability Review	2	12					14	\$3,350.00
2 90% QA/QC	2	12			16		30	\$6,230.00
3 100% QA/QC	2	8			8		18	\$3,890.00
Total	6	32	0	0	24	0	62	\$13,470.00
TOTAL HOURS	25	314	411	791	372	8	1921	
Contract Labor Rate	\$325.00	\$225.00	\$160.00	\$145.00	\$180.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$8,125.00	\$70,650.00	\$65,760.00	\$114,695.00	\$66,960.00	\$960.00		\$327,150.00

IV. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing, Reproduction, and Miscellaneous	1	LS	\$750.000	\$750.00
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				\$4,894.70

V. SUBCONSULTANT SERVICES

SUBCONSULTANT SERVICES	COST	SUB MGMT	TOTAL
1 Exh C - Landscape Architecture - Streetscape Design	\$ 65,642.00	10%	\$ 72,206.20
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			\$131,494.00

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	\$8,105.00
II. TRAFFIC ENGINEERING AND ANALYSIS	\$15,825.00
III. DESIGN PHASE	\$327,150.00
IV. EXPENSES	\$4,894.70
V. SUBCONSULTANT SERVICES	\$131,494.00
VI. ADDITIONAL SURVEY SERVICES (ONLY IF NEEDED)	\$11,550.00
PROJECT TOTAL	\$499,018.70

PROGRESS REPORT— MARCH 2026

PARK ON WESTVIEW APARTMENTS AND BUILDING DEMOLITION



CONSTRUCTION TIME

Original Contract Time: 180 Days
Mobilization Date: Feb 9th, 2026

CONTACT INFORMATION

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



CONTRACTOR

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087



PAYMENT ESTIMATES

Original Contract Amount	\$2,298,807.00
Change Order Amount to Date	\$0.00
Current Contract Amount	\$2,298,807.00
Previous Payments	\$195,453.24
Current Payment Due (Minus Retainage)	\$662,052.29
Contract Completion Date	08/07/2026
Balance Remaining Excluding Retainage	\$1,396,169.60

PROGRESS UPDATES

- General Cleaning
- 10 buildings removed to the concrete foundation
- Debris Removal
- Abatement preparation work in progress on other buildings



Building No. 16 (Removed)



Building No. 9 & 12 (Removed)



Cleaning Work



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

March 12th, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point, Suite 200
Houston, Texas 77055

Re: Park on Westview Apartments and Building Demolition
RNDI Companies, Inc. **Payment No. 01**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 01 in the amount of \$195,453.24 for construction services rendered through February 28, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$195,453.24** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink that reads 'Karam Qaddo'.

Karam Qaddo, PE
Area Manager

Enclosures: RNDI Pay Est. No. 01

Estimate No. 1
 Cut off Date 02/28/26
 Estimate Date 03/12/26

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



Project Name : Park on Westview Apartments and Building Demolition
 Contractor Name : RNDI Companies, Inc.
 Address : 311 East Interstate 30, Rockwall, TX 75087

Contract Date : 1/20/2026
 Start Date : 2/9/2026
 Current Contract Completion Date : 8/7/2026
 Substantial Completion Date :
 Percentage By Time : 11.11% In Place : 8.95%
 Date Insurance Exp. : 6/14/2026 Drug Policy Due Date: N/A Current M/SBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
 Approved Extensions : 0
 Total Contract Time : 180
 Days Used to Date : 20
 Days Remaining to Date : 160
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

1- Original Contract Amount **\$2,298,807.00**
 2- Approved Change Orders

No.	Date	Ext.Days	Amount

Total Approved Extensions **0** Total Change Orders to Date **\$0.00**

3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

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

TOTAL CONTRACT AMOUNT (excludes WCDs) **\$2,298,807.00**

A. EARNINGS TO DATE

1- Work Completed to Date	8.95% Complete	Current Month Billing	\$205,740.25
2- Material Stored on Site	\$0.00		<u>\$205,740.25</u>
3- Material Stored in Place	\$0.00		
4- Balance-Materials Accepted Not in Place	\$0.00 @ 85%		\$0.00
5- Work Change Directives - In Place			<u>\$0.00</u>

TOTAL EARNINGS TO DATE **\$205,740.25**

B. DEDUCTIONS

1- Retainage	5% Of	\$205,740.25	\$10,287.01
2- Retainage Release	0% Of	\$205,740.25	<u>\$0.00</u>
3- Total Retainage			\$10,287.01
4- Liquidated Damages	0.00 Days @	\$5,000.00	\$0.00
5- Assessments			<u>\$0.00</u>
6- Inspector Overtime Costs			<u>\$0.00</u>

TOTAL DEDUCTIONS **\$10,287.01**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date	\$205,740.25
2- Total Deductions	<u>\$10,287.01</u>
3- Total Payments Due	
4- Less Previous Payments	
5- Restoration Adjustment	
	\$195,453.24
	\$0.00
	\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE	\$195,453.24
BALANCE REMAINING	\$2,093,066.75

Prepared By Karam Qaddo 3/12/2026
 Karam Qaddo, P.E. (HRG) Date

Reviewed By Ruben Martinez 3/12/2026
 Ruben Martinez (PGAL) Date

Approved By: _____ Date
 TIRZ 17



RNDI Companies, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

OWNER: Memorial City Redevelopment Authority
Attn: Accounts Payable
11750 Katy Freeway Suite 400
Houston, TX 77079

PROJECT: Westview Apartments
10157 Westview Dr
Houston, TX

APPLICATION NO: 1

Distribution to:

Table with columns for Distribution to: OWNER, ARCHITECT, CONTRACTOR. X is marked in the OWNER row.

PERIOD TO: 2/28/2026

DOM CONTRACTOR:

VIA ARCHITECT:

RNDI Companies, Inc.
311 E Interstate 30
Rockwall, TX 75087

CONTRACT FOR: Asbestos Abatement & Demolition
CONTRACT DATE: 12/9/2025
PROJECT NOS: TIR 17

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

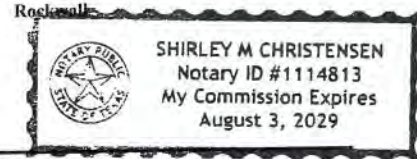
ORIGINAL CONTRACT SUM \$ 2,298,807.00
Net change by Change Orders \$ 0.00
CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,298,807.00
TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 205,740.25

CONTRACTOR: RNDI Companies, Inc.

By: Diana Coors

RETAINAGE
a. 5 % of Completed Work \$ 10,287.01
b. % of Stored Material \$ 0.00
Total Retainage (Lines 5a + 5b or

State of: TEXAS County of: Rockwall
Subscribed and sworn to before me this day March 4, 2026
Notary Public: Shirley M. Christensen
My Commission expires: 8/3/2029



TOTAL EARNED LESS RETAINAGE \$ 195,453.24
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
CURRENT PAYMENT DUE \$ 195,453.24
BALANCE TO FINISH, INCLUDING RETAINAGE \$ 2,103,353.76

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 195,453.24

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)
ARCHITECT:

By: _____ Date: _____

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

Table with columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include Total changes approved in previous months by Owner, Total approved this Month, TOTALS, and NET CHANGES by Change Order.

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts were variable retainage for line items may apply

APPLICATION NO: 1
 APPLICATION DATE: 2/20/2025
 PERIOD TO: 3/25/2025
 ARCHITECTS PROJECT NO: TIRZ 17

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)			
1	Mobilization	\$25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Permits	\$9,500.00	\$ -	\$ 9,500.00		\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00	\$ -			\$ -	0.00%	\$ 71,739.00		\$ -
4	Building Demolition 1	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00	\$ -			\$ -	0.00%	\$ 62,239.00		\$ -
7	Building Demolition 2	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ -			\$ -	0.00%	\$ 41,739.00		\$ -
10	Building Demolition 3	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
11	Foundation Removal 3	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
12	Asbestos Abatement Building 4	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
13	Building Demolition 4	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
14	Foundation Removal 4	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
15	Asbestos Abatement Building 5	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
16	Building Demolition 5	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
19	Building Demolition 6	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
20	Foundation Removal 6	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
21	Asbestos Abatement Building 7	\$61,739.00	\$ -			\$ -	0.00%	\$ 61,739.00		\$ -
22	Building Demolition 7	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ -			\$ -	0.00%	\$ 38,500.00		\$ -
25	Building Demolition 8	\$18,500.00	\$ -			\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00	\$ -			\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
28	Building Demolition 9	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
29	Foundation Removal 9	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
30	Asbestos Abatement Building 10	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
31	Building Demolition 10	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)			
34	Building Demolition 11	\$13,886.00	\$ -			\$ -	0.00%	\$ 13,886.00		\$ -
35	Foundation Removal 11	\$2,500.00	\$ -			\$ -	0.00%	\$ 2,500.00		\$ -
36	Asbestos Abatement Building 12	\$59,239.00	\$ -			\$ -	0.00%	\$ 59,239.00		\$ -
37	Building Demolition 12	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
38	Foundation Removal 12	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
39	Asbestos Abatement Building 13	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
40	Building Demolition 13	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
43	Building Demolition 14	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
44	Foundation Removal 14	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
46	Building Demolition 15	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ -	\$ 80,502.05		\$ 80,502.05	95.00%	\$ 4,236.95		\$ 4,025.10
49	Building Demolition 16	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
50	Foundation Removal 16	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
51	Asbestos Abatement Building 17	\$73,739.00	\$ -	\$ 22,121.70		\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
52	Building Demolition 17	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
53	Foundation Removal 17	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
54	Asbestos Abatement Building 18	\$73,739.00	\$ -	\$ 22,121.70		\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
55	Building Demolition 18	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
56	Foundation Removal 18	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
57	Asbestos Abatement Building 19	\$73,739.00	\$ -	\$ 14,747.80		\$ 14,747.80	20.00%	\$ 58,991.20		\$ 737.39
58	Building Demolition 19	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
59	Foundation Removal 19	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
60	Asbestos Abatement Building 20	\$73,739.00	\$ -	\$ 14,747.00		\$ 14,747.00	20.00%	\$ 58,992.00		\$ 737.35
61	Building Demolition 20	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
62	Foundation Removal 20	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
63	Asbestos Abatement Building 21	\$73,739.00	\$ -			\$ -	0.00%	\$ 73,739.00		\$ -
64	Building Demolition 21	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
65	Foundation Removal 21	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
66	Asbestos Abatement Building 22	\$73,739.00	\$ -			\$ -	0.00%	\$ 73,739.00		\$ -
67	Building Demolition 22	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

69	Asbestos Abatement Building 23	\$73,739.00	\$ -		\$ -	0.00%	\$ 73,739.00	\$ -
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A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)			
70	Building Demolition 23	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
71	Foundation Removal 23	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
72	Driveway/Parking Areas Demolition	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ -	\$ 9,500.00		\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ -	\$ 7,500.00		\$ 7,500.00	50.00%	\$ 7,500.00		\$ 375.00
76	Utility Disconnect Cut/Cap	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
77	Underground (MEP) Utilities Removal	\$11,500.00	\$ -			\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Crubs	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
79	Ground Work	\$65,000.00	\$ -			\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ -			\$ -	0.00%	\$ 15,600.00		\$ -
81	Hydroseeding	\$12,500.00	\$ -			\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -			\$ -	0.00%	\$ -		\$ -
GRAND TOTALS		\$2,298,807.00	\$ -	\$ 205,740.25	\$ -	\$ 205,740.25	8.95%	\$ 2,068,066.75	\$ -	\$ 10,287.01

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



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

April 08th, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point, Suite 200
Houston, Texas 77055

Re: Park on Westview Apartments and Building Demolition
RNDI Companies, Inc. **Payment No. 02**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 02 in the amount of \$662,052.29 for construction services rendered through March 25, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$662,052.29** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink that reads 'Karam Qaddo'.

Karam Qaddo, PE
Area Manager

Enclosures: RNDI Pay Est. No. 02



RNDI Companies, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

OWNER: Memorial City Redevelopment Authority
Attn: Accounts Payable
11750 Katy Freeway Suite 400
Houston, TX 77079

PROJECT: Westview Apartments
10157 Westview Dr
Houston, TX

APPLICATION NO: 2

Distribution to:

Form with checkboxes for OWNER, ARCHITECT, CONTRACTOR. OWNER is checked with an X.

OWNER
ARCHITECT
CONTRACTOR

PERIOD TO: 3/25/2026

OWNER CONTRACTOR: RNDI Companies, Inc.
311 E Interstate 30
Rockwall, TX 75087

VIA ARCHITECT:

CONTRACT FOR: Asbestos Abatement & Demolition
CONTRACT DATE: 12/9/2025
PROJECT NOS: TIR 17

CONTRACTOR'S APPLICATION FOR PAYMENT

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

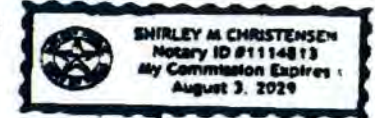
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

Table with financial data: ORIGINAL CONTRACT SUM \$2,298,807.00, Net change by Change Orders \$0.00, CONTRACT SUM TO DATE (Line 1 + 2) \$2,298,807.00, TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$902,637.40, RETAINAGE a. 5% of Completed Work \$45,131.87, b. % of Stored Material \$0.00, TOTAL EARNED LESS RETAINAGE \$857,505.53, LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$195,453.24, CURRENT PAYMENT DUE \$662,052.29, BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$1,441,301.47

CONTRACTOR: RNDI Companies, Inc.

By: Diane Coors

State of: Texas County of: Rockwall
Subscribed and sworn to before me this day March 31, 2021
Notary Public: [Signature]
My Commission expires: 8/3/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 662,052.29

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT:

By: _____ Date: _____

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

Table with 3 columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include Total changes approved in previous months by Owner, Total approved this Month, TOTALS, and NET CHANGES by Change Order.

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts were variable retainage for line items may apply

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D +E)	THIS PERIOD		% (G ÷ C)				
1	Mobilization	\$25,000.00	\$ 25,000.00		\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Premits	\$9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00	\$ -			\$ -	0.00%	\$ 71,739.00		\$ -
4	Building Demolition 1	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00	\$ -			\$ -	0.00%	\$ 62,239.00		\$ -
7	Building Demolition 2	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ -	\$41,739.00		\$ 41,739.00	100.00%	\$ -		\$ 2,086.95
10	Building Demolition 3	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
11	Foundation Removal 3	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
12	Asbestos Abatement Building 4	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
13	Building Demolition 4	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
14	Foundation Removal 4	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
15	Asbestos Abatement Building 5	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
16	Building Demolition 5	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
19	Building Demolition 6	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
20	Foundation Removal 6	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
21	Asbestos Abatement Building 7	\$61,739.00	\$ -			\$ -	0.00%	\$ 61,739.00		\$ -
22	Building Demolition 7	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ -			\$ -	0.00%	\$ 38,500.00		\$ -
25	Building Demolition 8	\$18,500.00	\$ -			\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00	\$ -			\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
28	Building Demolition 9	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
29	Foundation Removal 9	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
30	Asbestos Abatement Building 10	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
31	Building Demolition 10	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)			
34	Building Demolition 11	\$13,886.00	\$ -			\$ -	0.00%	\$ 13,886.00		\$ -
35	Foundation Removal 11	\$2,500.00	\$ -			\$ -	0.00%	\$ 2,500.00		\$ -
36	Asbestos Abatement Building 12	\$59,239.00	\$ -			\$ -	0.00%	\$ 59,239.00		\$ -
37	Building Demolition 12	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
38	Foundation Removal 12	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
39	Asbestos Abatement Building 13	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
40	Building Demolition 13	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
43	Building Demolition 14	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
44	Foundation Removal 14	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
46	Building Demolition 15	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ 80,502.05	\$4,236.95		\$ 84,739.00	100.00%	\$ -		\$ 4,236.95
49	Building Demolition 16	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
50	Foundation Removal 16	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
51	Asbestos Abatement Building 17	\$73,739.00	\$ 22,121.70	\$51,617.30		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
52	Building Demolition 17	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
53	Foundation Removal 17	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
54	Asbestos Abatement Building 18	\$73,739.00	\$ 22,121.70	\$51,617.30		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
55	Building Demolition 18	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
56	Foundation Removal 18	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
57	Asbestos Abatement Building 19	\$73,739.00	\$ 14,747.80	\$58,991.20		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
58	Building Demolition 19	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
59	Foundation Removal 19	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
60	Asbestos Abatement Building 20	\$73,739.00	\$ 14,747.00	\$58,991.20		\$ 73,738.20	100.00%	\$ 0.80		\$ 3,686.91
61	Building Demolition 20	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
62	Foundation Removal 20	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
63	Asbestos Abatement Building 21	\$73,739.00	\$ -	\$36,869.50		\$ 36,869.50	50.00%	\$ 36,869.50		\$ 1,843.48
64	Building Demolition 21	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
65	Foundation Removal 21	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
66	Asbestos Abatement Building 22	\$73,739.00	\$ -	\$22,121.70		\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
67	Building Demolition 22	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

69	Asbestos Abatement Building 23	\$73,739.00	\$ -		\$ -	0.00%	\$ 73,739.00	\$ -
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A	B	C	E		F	G		H	I	I
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL	%	BALANCE	RETAINAGE	RETAINAGE
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G ÷ C)	TO FINISH (C - G)	RELEASED	WITHELD
70	Building Demolition 23	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
71	Foundation Removal 23	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
72	Driveway/Parking Aeras Demolition	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ 7,500.00	\$7,500.00		\$ 15,000.00	100.00%	\$ -		\$ 750.00
76	Untility Disconnect Cut/Cap	\$12,000.00	\$ -	\$12,000.00		\$ 12,000.00	100.00%	\$ -		\$ 600.00
77	Underground (MEP) Utilies Removal	\$11,500.00	\$ -			\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Crubs	\$3,500.00	\$ -	\$3,500.00		\$ 3,500.00	100.00%	\$ -		\$ 175.00
79	Ground Work	\$65,000.00	\$ -			\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ -			\$ -	0.00%	\$ 15,600.00		\$ -
81	Hydroseeding	\$12,500.00	\$ -			\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -			\$ -	0.00%	\$ -		\$ -
	GRAND TOTALS	\$2,298,807.00	\$ 205,740.25	\$ 696,897.15	\$ -	\$ 902,637.40	39.27%	\$ 1,371,169.60	\$ -	\$ 45,131.87

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

TASK ORDER



April 21, 2026

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

Re: Proposal for Preliminary Engineering and Schematic Design for Northwest HPD and HFD Public Safety Complex and Detention (T-1742 - Basin C)

Dear Mrs. Givens,

HR Green, Inc. is pleased to submit this proposal to deliver the preliminary engineering and schematic design for the combined sub-surface detention basin and joint police and fire station. The proposed project will provide flood damage reduction benefits in the W140-01-00 watershed and essential first responder resources for Spring Branch.

We propose to perform these services within 9 months for a Lump Sum amount of \$1,457,246.85. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively. We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8801 if you have any questions or need additional information.

Sincerely,

Derek St. John, PE, CFM
Principal

Accepted for
Memorial City Redevelopment Authority

Signature _____ Date _____

Print _____

Accepted for
City of Houston

Signature _____ Date _____

Print _____

- Attachments:
- Exhibit A – Scope of Services
 - Exhibit B – Level-of-Effort
 - Exhibit C – Structural Subconsultant Proposal
 - Exhibit D – Architecture Schematic Design Proposal with Architecture Sub Services
 - Exhibit E – Geotechnical Engineering Proposal
 - Exhibit F – Phase 1 Fault Study Proposal
 - Exhibit G – Landscape Architecture Proposal

EXHIBIT A

**NORTHWEST HPD AND HFD PUBLIC SAFETY COMPLEX AND DETENTION (T-1742 - BASIN C)
PRELIMINARY ENGINEERING AND SCHEMATIC DESIGN
SCOPE OF SERVICES**

This proposal is to perform Preliminary Engineering and Schematic Design for a combined underground detention facility and joint police and fire station within the TIRZ 17 boundary north of IH-10 and between Gessner Road and Conrad Sauer Drive. See Figure 1 for project location map.



Figure 1: Project Location Map

TIRZ 17 commissioned a feasibility study of the proposed site to determine the site’s ability to meet the requirements of all three facilities, detention, police station and fire station. The feasibility study, completed in October 2025, confirmed that the site provided the necessary acreage to meet the needs of the police and fire stations and the construction of the underground detention vault was viable. TIRZ 17 completed the purchase of the proposed project site in September 2025 and is currently under contract for the abatement and demolition of the current improvements on the site.

HR Green, Inc. will serve as the prime contractor to deliver the Preliminary Engineering and Schematic Design. Preliminary Engineering will be managed through the Public Works Department Interagency Group, following standard and established interaction and practices for traditional infrastructure projects. The culmination of the Preliminary Engineering effort will include a presentation of the Design Concept Report (formally Preliminary Engineering Report) to the City’s Technical Review Committee. The Schematic Design effort for the police and fire station will be coordinated through the City’s General Services Department (GSD). This scope of services is divided into four primary phases for Preliminary Engineering and Schematic Design.

1. Flood Mitigation and Underground Detention Alternatives - Preliminary Engineering (HR Green) – HR Green will evaluate alternatives to maximize the detention volume and reduce the construction cost. The feasibility

study determined that a new pump station within the site footprint will be required to fully drain the proposed detention basin. This task will evaluate options to achieve the target 100 Ac-Ft of detention storage volume while exploring different basin configurations and depths.

2. Site and Roadway - Preliminary Engineering (HR Green) – HR Green will be responsible for the site civil plans and the project roadway design components. The proposed site improvements will require a geometric site plan, preliminary grading, drainage collection sizing, and utility engineering. Schematic roadway improvements will be developed for Gessner Road to accommodate the custom junction box, and Westview Drive and Conrad Sauer Drive to facilitate proper ingress and egress for the police and fire fleet. Modifications to all three roadway corridors are anticipated.
3. Structural - Preliminary Engineering (Fractal) – Fractal will provide structural input and develop structural alternatives that support the evaluation of underground detention alternatives. Additionally, the evaluation of structural solutions to address the Long Point Fault will be included in this effort. A fault study is proposed to provide additional information that will assist with the structural fault evaluation. Finally, the structural evaluation will include the integration of the vertical structures with the underground detention structure.
4. Vertical Construction - Schematic Design (PGAL) – PGAL will work with the City General Services Department and representatives from Police and Fire to define the key requirements of the future police and fire facilities through a comprehensive programming effort. Following programming, PGAL will develop schematic design packages and conceptual site layouts that identify constraints access routes and infrastructure upgrades that are necessary for the facility improvements.

The Preliminary Engineering and Schematic Design will include the following tasks:

- New local pump station evaluation and preliminary design
- Underground detention value engineering
- Comprehensive geotechnical evaluation
- Phase 1 and Phase 2 fault study
- Phase 2 environmental site assessment (Phase 1 previously completed)
- GSD/Police/Fire facility schematic design
 - LEED certification
 - Mechanical, electrical and plumbing (MEP)
 - Technology/security
 - Fueling
 - Elevator
 - Cost Consultant
 - Helipad consultant
- Power requirements: pump, buildings, site lighting, backup power
- Utility coordination with Center Point
- Roadway, drainage and site preliminary engineer
- ROW and easement identification
- Detailed cost estimate
- Summary report
- Public meeting
- Renderings and landscape architecture

This effort will build on previous work performed for the project and will not duplicate prior efforts. A key component of the preliminary engineering effort is the evaluation of Long Point Fault which traverses the site from east to west. Phase 1 and Phase 2 Fault Studies are included in the proposal to assist in developing structural alternatives for the underground detention facility.

PHASE I – DESIGN CONCEPT REPORT, PRELIMINARY ENGINEERING AND SCHEMATIC DESIGN

A. PROJECT MANAGEMENT/COORDINATION/ QA/QC

1. Project Team Kick-off Meeting:

Upon Notice to Proceed (NTP), a kick-off meeting will be conducted to review scope, confirm schedule, and establish clear lines of communication. The kickoff meeting will be documented with detailed meeting minutes.

2. Periodic Progress Meetings/Coordination/Minutes:

Meetings with the City (GSD and PWD) will be held to review the progress of the engineering effort, or to address other issues which may arise. The PM will prepare and deliver meeting record memorandum of decisions and action items to the City after each meeting.

3. Overall Project Management and Team Coordination:

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, project team coordination and internal team meetings, and monthly progress reports.

4. Project Coordination/Agency Coordination Meetings

The project team will coordinate with the necessary governmental agencies, public utilities, and private utilities. Governmental agencies include but are not limited to METRO, TxDOT and HCFCD. Utility companies include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV.

5. Stakeholders Coordination

Coordination with key stakeholders in the area will take place to obtain feedback. Documentation of the meetings will be prepared summarizing the meeting discussion topics and action items. Key stakeholders include but are not limited to the ElFarouq Mosque, Robishaw Engineering, and MetroNational, all adjacent landowners.

6. Prepare and Update Project Schedule

A detailed project schedule will be developed and updated throughout the duration of the project. The schedule will also identify critical deadlines and review processes over the course of the project.

7. Project Controls/Budget/Invoices

Invoices for subs will be reviewed for accuracy, tracked with progress, and processed accordingly. A comprehensive invoice and detailed progress report for the prime and subconsultants will be submitted monthly.

8. Project Setup - Project Directory/TEAMS/CADD Standards

The project will require multiple disciplines and over 10 subconsultants working within the project simultaneously. A shared project directory will be developed to assist in file and data transfer between the project team. MS TEAMS will be used as the communication platform. A project specific CADD Standards memo will be issued to the team members to ensure consistency in the work.

9. Site Visits and Data Collection

- a. Photographs and field verification of existing features will be completed during the field visit. Field visit will also be performed to assist in drainage area boundary determination, and to verify the available data.

The area will be reviewed to confirm features shown in the LiDAR information and identify areas where hydraulic reinforcements may be necessary to correctly show overland sheet flow paths.

- b. Previously completed reports and studies will be obtained and reviewed for relevant information.
- c. All available record drawings and information on the project area will be collected, reviewed and used to the maximum degree possible.
- d. Review/Confirm existing land uses and hydrology.
- e. Private Utilities Assessment.

10. Quality Assurance / Quality Control

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.

11. Public Engagement

HR Green anticipates the need for a public meeting. This task covers all time and effort associated with the meeting, including preparation of a schematic, a presentation, exhibits, any anything else necessary. It may also include meetings with property owners, if necessary. Coordination with GSD will take place to help define expectations for public engagement.

B. Flood Mitigation and Underground Detention Alternatives

1. Underground Detention Option Development

Four alternative configurations will be developed for the proposed underground detention vault. The objective of the evaluation is to reduce construction costs and improve long term maintenance. Consideration will be given to deepening the basin and reducing perimeter wall. Pre-cast construction methods will be explored to in an attempt to reduce construction costs.

a. Layout Development

A minimum of four basin layouts will be developed to assist in evaluating volume yield and potential basin geometry. Basin layouts will be developed in either GIS or CAD.

b. Cross Section Development

Cross sections will be developed using CAD for each of the four basin layouts. The cross sections will be used to evaluate basin volume and utility conflicts.

c. Fault Evaluation and Accounting

The Long Point Fault crosses the basins site near the south edge of the site. Alternatives will be evaluated to account for the fault and incorporate the results of the fault study.

d. Precast Option Evaluation

In an attempt to reduce the overall project cost, precast modular vault systems will be evaluated. This effort includes coordinating with manufacturers of various precast systems.

e. Open Concrete Lined Options

A partially open concrete lined basin alternative will be explored to both reduce cost and address potential differential settlement along the fault. A platform style parking lot will explored which will partially cover the basin and support the necessary parking needs of the police and fire station.

f. Constructability Evaluation

A thorough constructability review will be performed to ensure a cost-effective design. The location of the perimeter wall will be evaluated including the need for temporary shoring.

2. Pump Station Evaluation

The feasibility study evaluated the use of an existing stormwater pump station that serves the existing Conrad Sauer detention basin adjacent to the proposed project site. The use of an easement to access the existing Conrad Sauer detention basin was determined to not be feasible due to a change in anticipated land use. This effort will explore a local pump station solution.

a. Location and Layout

There are three potential outfall locations for the proposed pump station, Gessner Road, Westview Drive and Conrad Sauer Drive. Each location will be explored for hydraulic effectiveness and logistical considerations. Availability of electric and gas utilities will be considered as well as the receiving storm sewer capacity and ability to receive the pump discharge. This effort will include coordination with the underground vault structural team. A preferred location will be identified.

b. Hydraulic Design and Sizing

The proposed pump station will be sized for the preferred location and to evacuate the detention basin within 48 hours. Configurations will be developed that explore various pump sizes, number of pumps, and pump type. A recommended configuration will be established.

c. Preliminary Design

Preliminary pump station layouts will be developed for the recommended pump station location and configuration. These drawings will be used to review constructability and develop construction cost estimates.

d. Power Requirements

Primary power requirements will be determined for the recommended pump station configuration. Back up power supply will be identified and quantified.

e. Cost Estimates

Detailed construction cost estimates will be developed for the recommended pump station configuration. Recent and relative construction bids will be reviewed and relied upon to assist in unit cost establishment.

f. No New Pump Station Alternative

As an alternative to a new local pump station, an alternative outfall pipe to connect the proposed detention basin to the existing Conrad Sauer pumped detention basin will be explored. Alternatives that will be explored include both Gessner Rd and Conrad Saure.

3. Hydraulic Benefit Evaluation

The conversion to a new local pump station allows for additional basin configuration options that could yield volumes in excess of the previous 100 Ac-FT. The hydraulic benefits of the potential additional volume will be explored. The recommended outfall will be explored to confirm system capacity and no adverse impacts. The proposed inflow junction box control structure will be evaluated and optimized for each basin and pump combination.

a. Hydraulic Evaluation of Three Vault Options

The previously developed TIRZ 17 InfoWorks ICM model will be used to evaluate the hydraulic benefit of three vault and pump station configurations. This effort includes the iterative process of updating the simulation to ensure stability and model accuracy.

b. Benefit Optimization and Documentation

The combination junction box and control structure will be optimized to maximize the project benefit. Benefits for each alternative will be documented. Benefits to be evaluated include structures removed from flooding, structures with reduced flood risk, inundation area reduction, flooded roadway miles reduced, and spot WSEL reductions.

c. Impact Evaluation

Each improvement scenario will be evaluated for potential adverse impacts for the 10-yr and 100-yr events. Optimization will be performed on the inflow structure and pump output to alleviate any potential impacts.

4. **Storm Sewer Cost Estimate and Quantities**

Quantities will be developed for the recommended proposed drainage system. Standard unity cost will be estimated from recent bit tabulations and used with the quantities to develop the cost estimate for the proposed drainage system.

5. **Drainage Report**

A drainage report will be developed in accordance with City of Houston requirements. The report will consist of a discussion of the work accomplished, general methodology, assumptions applied during the course of analysis, mitigation requirements, and recommendations. The report will be submitted to the City of Houston for review and approval.

C. **Roadway And Site Preliminary Engineering**

1. **Roadway Design Recommendations**

Improvements to Westview Drive and Conrad Saure Drive will be evaluated to accommodate efficient and safe ingress and egress from the proposed site for both police and fire equipment. Modifications to Gessner Road will be evaluated to support the construction of the basin inflow junction box and the outfall structure.

a. Coordination with GSD/Police/Fire

Coordination with GSD/Police/Fire will be conducted to confirm ingress and egress requirements and to discuss site specific options.

b. Constructability and Traffic Control Evaluation – Gessner Road

To facilitate the construction of the large junction box and control structure that will be designed to direct stormwater from Gessner Road to the proposed detention site, constructability and traffic control will be evaluated for Gessner Road. This effort includes the evaluation of two junction box alternatives. A traffic control narrative and schematic drawing will be developed for each alternative. A constructability evaluation will be performed for each alternative that accounts for traffic control and existing utilities.

c. Roadway Schematic

Preliminary roadway schematic alternatives will be developed using aerial imagery and available topographic survey. Up to two alternatives will be developed for each roadway, Westview Drive, Conrad Sauer Drive, and Gessner Road.

d. Existing/Proposed Typical Sections

Typical Sections for the existing and proposed roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW).

2. Site Design Recommendations

Improvements to Westview Drive and Conrad Saure Drive will be evaluated to accommodate efficient and safe ingress and egress from the proposed site for both police and fire equipment. Modifications to Gessner Road will be evaluated to support the construction of the basin

a. Site Geometric Plan

Coordinate with the Architect (PGAL) to develop up to three Site Plan options for the site to meet City of Houston's requirements. Site plan will include building footprint tied to property corners, adjacent roadways, sidewalk, driveways, parking spaces, fire lanes and all above ground appurtenances.

b. Wastewater Capacity Reservation (WCR)

Submit WCR application to obtain commitment from City of Houston on availability of water and wastewater capacity. This application process will also confirm the water and sanitary point of connection.

c. Stormwater Information Form

The City of Houston's standard stormwater information form will be developed and submitted to the City.

d. Photometric & Site Lighting Plan

A photometric and site lighting plan will be developed to establish lighting needs and power requirements for the site and parking lots.

e. Preliminary Utility Plan

Develop two preliminary Utility Plans to show all existing and proposed utilities within the site. Coordinate with structural underground detention vault team and vertical architecture team. This information will include proposed elevations and pipe sizes based on usage requirements for the facilities, to be provided by the Architect. Onsite utilities and offsite utility extensions will be included. Profile drawings will not be included in this phase for any utility extensions.

f. Preliminary Grading, Drainage and Stormwater

Develop a surface drainage plan and establish minimum finish floor elevations to minimize earthwork, ensuring proper flow and match adjacent existing grades. Coordinate with GSD, Police and Fire on maximum grades and finished floor elevations. Establish inlet locations and size any necessary drainage conveyance. During final design, a Stormwater Quality Management Report will be developed to explain project integration with the current roadway drainage system. A SWQ permit application will also be required in the future phase.

3. Design Concept Report and Technical Review Committee

The City of Houston standard Design Concept Report (DCR) will be developed to document the preliminary engineering effort and a formal Technical Review Committee (TRC) meeting will be conducted with the City.

a. Quantities (DCR level)

Quantities will be computed for the major project components

b. Opinion of Probable Construction Cost

Opinion of Probable Construction Cost (OPCC) will be developed for each alternative that will include the necessary level of detail to enable the evaluation of the project corridor but will not be comprehensive.

c. DCR Report Preparation

The DCR Report will be prepared in accordance with the City of Houston's DCR form requirements. A draft electronic report will be compiled to include text, model output, exhibits, and appendices for the

City's review. A signed and sealed electronic report will be submitted after the comments have been addressed and incorporated as necessary.

d. DCR Presentation and Meeting

HR Green will present the proposed improvements to the different City of Houston Departments for comment and approval. A presentation will be prepared and will include alternatives, recommendations, and estimated OPCC.

e. Documentation of comments and Incorporating DCR Comments

Upon completion of the DCR meeting, HR Green will develop a letter report to document all the decisions, comments, and action items to be included in the DCR report.

D. STRUCTURAL - PRELIMINARY ENGINEERING

The structural engineering scope of work is provided under Attachemnt X - Fractal Engineering Proposal. Coordination between the structural concept development and Houston Public Works / GSD technical reviewers will be facilitated to ensure consistent assumptions and mitigation strategies.

E. VERTICAL CONSTRUCTION - SCHEMATIC DESIGN

The schematic design architecture scope of work is provided under Attachemnt X – PGAL Proposal.

EXHIBIT B
NORTHWEST HPD AND HFD PUBLIC SAFETY COMPLEX AND DETENTION (T-1742 - BASIN C)
PRELIMINARY ENGINEERING AND SCHEMATIC DESIGN - LEVEL OF EFFORT



I. PHASE I: DESIGN CONCEPT REPORT - PRELIMINARY ENGINEERING AND SCHEMATIC DESIGN

DESCRIPTION OF WORK TASKS		SR. PROJ MGR	HYDROLOGIST & PUMP SPEC / LIGHTING	SR. PROJ ENGINEER	EIT	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Project Management, Coordination and QA/QC									
1	Project Team Kick-off Meeting	3	4	6	6			19	\$3,855.00
2	Periodic Progress Meetings/Coordination/Minutes	32	24	24	24			104	\$22,720.00
3	Overall Project Management/Team Coordination/Project Controls	40	24	64	24		16	168	\$34,400.00
4	Project Coordination/Agency Coordination Meetings	40		40	16			96	\$21,360.00
5	Stakeholders Coordination	24		40	8			72	\$15,680.00
6	Prepare and Update Project Schedule	4	6	6	8			24	\$4,900.00
7	Project Controls/Budget/Invoices	4	10	6			16	36	\$6,200.00
8	Project Setup - Project Directory/TEAMS/CADD Standards	1	4	6	12	16		39	\$6,665.00
9	Site Visits and Data Collection	8	12	16	16		2	54	\$10,790.00
10	Quality Assurance / Quality Control	40	40	80	24	12		196	\$41,240.00
11	Public Engagement	24	24	36	36		8	128	\$25,620.00
	Total	220	148	324	174	28	42	936	\$193,430.00
B. Flood Mitigation and Underground Detention Alternatives									
1	Underground Detention Option Development								
a	Layout Development	4	8	24	48	48		132	\$22,460.00
b	Cross Section Development	4	6	24	36	36		106	\$18,290.00
c	Fault Evaluation and Accounting	8	8	36	24			76	\$14,860.00
d	Precast Option Evaluation	8	8	36	24			76	\$14,860.00
e	Open Concrete Lined Options	6	12	36	48			102	\$19,050.00
f	Constructability Evaluation	8	6	16	8			38	\$7,950.00
2	Pump Station Evaluation								
a	Location and Layout	4	8	24	36	16		88	\$15,740.00
b	Hydraulic design and sizing	6	16	36	24			82	\$16,110.00
c	Preliminary Design	2	6	24	48	36		116	\$19,660.00
d	Power Requirements	2	16	24	16			58	\$11,390.00
e	Cost Estimates	4	16	24	16	4		64	\$12,540.00
f	No New Pump Station Alternative	2	4	16	16	8		46	\$8,330.00
3	Hydraulic Benefit Evaluation								
a	Hydraulic Evaluation of Three Vault Options	2	24	36	40			102	\$19,370.00
b	Benefit Optimization and Documentation	2	16	24	48	12		102	\$18,310.00
c	Impact Evaluation '	2	24	36	48			110	\$20,650.00
4	Storm Sewer Cost Estimate and Quantities	1		6	12	4		23	\$3,965.00
5	Drainage Report	8	24	48	20	24	4	128	\$24,180.00
	Total	73	202	470	512	188	4	1449	\$267,715.00

DESCRIPTION OF WORK TASKS		SR. PROJ MGR	HYDROLOGIST & PUMP SPEC / LIGHTING	SR. PROJ ENGINEER	EIT	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
C. Roadway And Site Preliminary Engineering									
1	Roadway Design Recommendations								
	a Coordination with GSD/Police/Fire	12		16	8			36	\$7,700.00
	b Constructability and Traffic Control Evaluation – Gessner Road	6		18	32	8		64	\$11,480.00
	c Roadway Schematic	8		12	24	60		104	\$17,380.00
	d Existing/Proposed Typical Sections	4		8	18	24		54	\$9,140.00
2	Site Design Recommendations								
	a Site Geometric Plan	4		12	24	12		52	\$9,080.00
	b Wastewater Capacity Reservation (WCR)	6		16	16	2		40	\$7,630.00
	c Stormwater Information Form	1		2	3			6	\$1,145.00
	d Photometric and Site Lighting Plan	2	20		4	8		34	\$6,890.00
	e Preliminary Utility Plan	4		12	12	10		38	\$6,860.00
	f Preliminary Grading, Drainage and Stormwater	6		20	32	32		90	\$15,470.00
3	Design Concept Report and Technical Review Committee								
	a Quantities (DCR level)	1	4	12	32			49	\$8,635.00
	b Opinion of Probable Construction Cost	1	2	4	8			15	\$2,785.00
	c DCR Report Preparation	2	12	24	48	32		118	\$20,410.00
	d DCR Presentation and Meeting	2	12	16	24	12		66	\$12,010.00
	e Documentation of comments and Incorporating DCR Comments	2	4	8	12			26	\$4,930.00
	Total	61	54	180	297	200	8	792	\$141,545.00
D. STRUCTURAL - PRELIMINARY ENGINEERING									
	See Subcontracted Services Line 1								
E. VERTICAL CONSTRUCTION - SCHEMATIC DESIGN									
	See Subcontracted Services Line 2								
	Total	354	404	974	983	416	54	3177	\$602,690.00
	Contract Labor Rate	\$275	\$225	\$195	\$160	\$150	\$105		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$97,350	\$90,900	\$189,930	\$157,280	\$62,400	\$5,670		\$603,530.00

II. SUBCONTRACTED ENGINEERING and ARCHITECTURE SERVICES

	DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1	Structural Engineering - Fractal Structural Engineering	\$ 160,080.00	10%	\$176,088.00
2	Architecture Schematic Design - PGAL + Architectural Subs	\$ 443,005.00	0%	\$443,005.00
3	Geotechnical Engineering - Terracon	\$ 62,400.00	10%	\$68,640.00
4	Phase 1 Fault Study - SK Geoscience Solutions, LLC	\$ 15,500.00	10%	\$17,050.00
5	Phase 1 Fault Study Geotechnical Engineering - Terracon	\$ 56,500.00	10%	\$62,150.00
6	*Phase 2 Fault Study - SK Geoscience Solutions, LLC	\$ 20,000.00	10%	\$22,000.00
7	Landscape Architecture - Renderings - Asakura Robinson	\$ 22,366.00	10%	\$24,602.60
	TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$813,535.60

* If needed based on Phase 1 Fault Study Results

III. EXPENSES AND ADDITIONAL SERVICES

	EXPENSES	QUANTITY	UNIT	COST	TOTAL
1	Printing and Reproduction	1	LS	\$500.00	\$500.00
2	Mileage	250	MILE	\$0.73	\$181.25
3	*Additional Public Engagement	1	LS	\$40,000.00	\$40,000.00
	TOTAL REIMBURSABLE EXPENSES AND ADDITIONAL SERVICES				\$40,181.25

* If Authorized

PER and SD TOTAL	
Basic Services	\$603,530.00
Subconsultants	\$813,535.60
Exp & Add Serv.	\$40,181.25

PROJECT TOTAL	\$1,457,246.85
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PROGRESS REPORT— APRIL 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.
- Completed other half roadway pavement.
- Continued basin access road
- Basin excavation is complete.
- Installation of channel lining continued.
- Installation of wet well components continued.
- Waiting on Building Permit

NEXT STEPS

- Continue lift station internal components.
- Continue installation of channel lining.
- Pour final segment of pilot channel.
- Continue lift station work after building permit.

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— APRIL 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	\$10,648,985.25
Current Payment Due (Minus Retainage)	\$368,286.50
Contract Completion Date	April 20, 2026
Balance Remaining	\$2,473,045.01

PROGRESS PHOTOS



Roadway Pavement



Wheelchair Ramp



Weir Demo



Basin Access Road



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

March 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. 13

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 13 in the amount of \$461,880.76 for construction services rendered through February 28, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$461,880.76** to Reytec.

The following billing information is to be used for payment:

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

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

Sincerely,

HR GREEN, INC.

A handwritten signature in blue ink, appearing to be 'MA', written over a white background.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 13

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 #13

Date: March 16, 2026

This memo serves as notification of approval of Pay Estimate #13 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 2/1/2026 to 2/28/2026. 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 **\$461,880.76** 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
#13 (2/1/26-2/28/26)	\$461,880.76	\$0.00	\$461,880.76
Running Totals	\$10,648,985.26	\$3,394,000.00	\$7,254,985.26

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 3.5% of the bid schedule, bringing the project earned value to 81.5%. Elapsed contract time is 411 of 470 calendar days (87.4%). 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.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Concrete Driveway	1.35%	97.69%
Roadway	Lime Subgrade, 6-/11-in Conc Pavement including Driveways	12.94%	78.93%
Pavement Marking	Thermoplastic	49.90%	49.90%
Drainage	PVC Pipe, Storm Sewer	0.33%	100.95%
SWPPP	Bagged Gravel Barrier, Stabilized Access	10.33%	77.53%
Detention Basin	Coarse Filter Toe Drain, Water Control	6.46%	94.07%
Pump Station	Structural - Wet Well, Valve Vault	2.40%	44.32%
Extra Work Items	Temporary Basin Pumping, Prune Tree	8.54%	75.61%
Cash Allowance	Work Change Directives	7.96%	12.33%

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	376.00	31.00	407.00	\$ 372.00	\$ 4,884.00	96%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00	61.00	61.00	\$ 915.00	\$ 915.00	100%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	670.50		670.50	\$ -	\$ 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	2.00		2.00	\$ -	\$ 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	75.00		75.00	\$ -	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	82.00	13.06	95.06	\$ 4,766.90	\$ 34,696.90	98%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	3907.00	393.24	4300.24	\$ 3,342.54	\$ 36,552.04	98%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	2213.50	303.50	2517.00	\$ 24,280.00	\$ 201,360.00	164%	
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	862.00	342.62	1204.62	\$ 39,401.30	\$ 138,531.30	226%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	241.00		241.00	\$ -	\$ 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	152.00	152.00	\$ 3,800.00	\$ 3,800.00	100%	
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	2681.00	475.00	3156.00	\$ 5,700.00	\$ 37,872.00	96%	
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	1400.00	410.00	1810.00	\$ 2,050.00	\$ 9,050.00	100%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	94.50		94.50	\$ -	\$ 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	965.00	965.00	\$ 2,412.50	\$ 2,412.50	76%	
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	12.00	1.00	13.00	\$ 6,500.00	\$ 84,500.00	100%	
37	TXDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	5.00		5.00	\$ -	\$ 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	10.00		10.00	\$ -	\$ 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	14.00	1.00	15.00	\$ 20.00	\$ 300.00	75%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	12.00	13.00	25.00	\$ 325.00	\$ 625.00	125%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	131.00	8.00	139.00	\$ 1,600.00	\$ 27,800.00	92%	
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	2157.39		2157.39	\$ -	\$ 1,941,651.00	96%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	60.00		60.00	\$ -	\$ 78,000.00	150%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	181.00		181.00	\$ -	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2506.00		2506.00	\$ -	\$ 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	246.00	40.00	286.00	\$ 1,000.00	\$ 7,150.00	78%	
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	44.00	110.00	\$ 1,540.00	\$ 3,850.00	100%	
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	337.00		337.00	\$ -	\$ 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	191.00		191.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	2.00		2.00	\$ -	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	12.00		12.00	\$ -	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	7.00		7.00	\$ -	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	1.00		1.00	\$ -	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	52.00		52.00	\$ -	\$ 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	73.00	1532.00	\$ 730.00	\$ 15,320.00	100%
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	317.00	687.00	\$ 22,190.00	\$ 48,090.00	93%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	1270.00		1270.00	\$ -	\$ 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	1313.00	1313.00	\$ 26,260.00	\$ 26,260.00	32%
87	GRANULAR FILL 3"x5" (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	284.00	1308.00	1592.00	\$ 104,640.00	\$ 127,360.00	78%
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	1.00		1.00	\$ -	\$ 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	200.00		200.00	\$ -	\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36	147.64	1958.00	\$ 7,382.00	\$ 97,900.00	88%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	985.00	94.00	1079.00	\$ 14,100.00	\$ 161,850.00	99%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0.00	2146.50	2146.50	\$ 171,720.00	\$ 171,720.00	90%
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	0.90	0.10	1.00	\$ 30,000.00	\$ 300,000.00	100%
109.6	STRUCTUAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.90	0.10	1.00	\$ 30,000.00	\$ 300,000.00	100%
109.7	STRUCTUAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	1		1.00	\$ -	\$ 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	0.00	0.50	0.50	\$ 17,500.00	\$ 17,500.00	50%
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	466		466.00	\$ -	\$ 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	13	1	14.00	\$ 1,000.00	\$ 14,000.00	93%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5	5	10.00	\$ 750.00	\$ 1,500.00	100%
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
137.6A	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	2162	\$ 12.00	\$ 25,944.00		355.00	355.00	\$ 4,260.00	\$ 4,260.00	16%
137.7A	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00		226.00	226.00	\$ 339.00	\$ 339.00	10%
137.18A	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	56	\$ 365.00	\$ 20,440.00		9.00	9.00	\$ 3,285.00	\$ 3,285.00	16%

137.19A	8" LIME TREATED STABILIZED SUBGRADE	SY	2482	\$ 8.50	\$ 21,097.00	407.00	407.00	\$ 3,459.50	\$ 3,459.50	16%
137.20A	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	2162	\$ 80.00	\$ 172,960.00	355.00	355.00	\$ 28,400.00	\$ 28,400.00	16%
137.27A	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	103.00	103.00	\$ 1,236.00	\$ 1,236.00	3%

\$ 14,080,873.00

This Month's Billings \$ 565,276.74

Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20
02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,068.68
4/1/2025 through 04/30/2025	\$ 433,357.32
05/01/2025 through 05/31/2025	\$ 910,774.50
06/01/2025 through 06/30/2025	\$ 379,406.25
07/01/2025 through 07/31/2025	\$ 354,304.88
08/01/2025 through 08/31/2025	\$ 506,896.72
09/01/2025 through 09/30/2025	\$ 1,426,561.93
10/01/2025 through 11/21/2025	\$ 1,177,192.26
11/24/2025 through 12/31/2025	\$ 686,082.87
01/01/2026 through 01/31/2026	\$ 322,665.13
TOTAL \$ 10,187,104.49	

Earned to date	\$ 10,936,972.99
Stored Materials	\$ 258,860.91
Subtotal	\$ 11,195,833.90
Retainage (5%)	\$ (546,848.65)
Previous Payments	\$ (10,187,104.49)
Due This Month After Retainage	\$ 461,880.76

Letti Hernandez
Project Manager

03/06/2026
Date

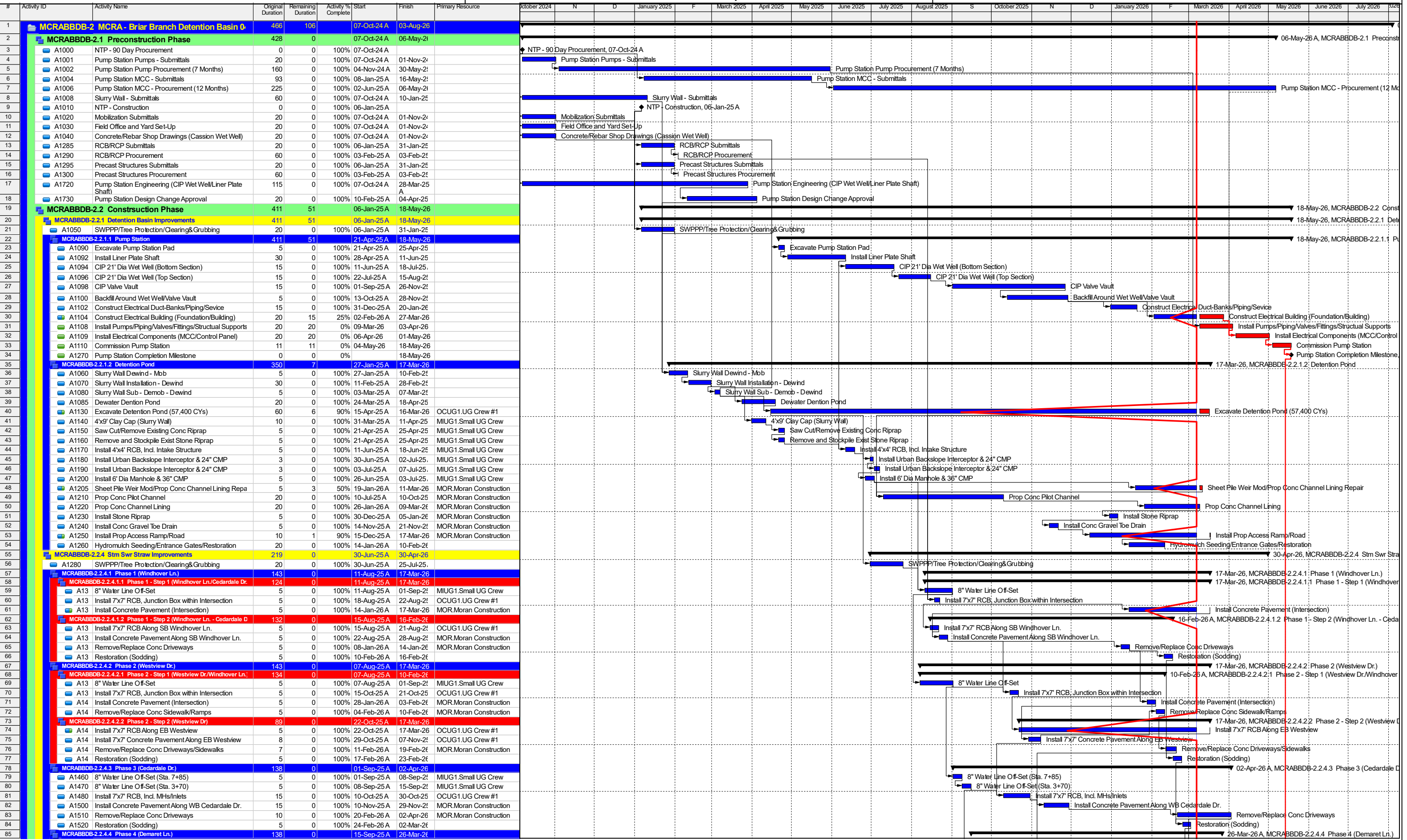
STORED MATERIALS

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. 13
 FROM: 2/1/26
 TO: 2/28/26

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			0.9	\$ 44,195.37	0.1	\$ 4,910.60
110	Valve vault		\$ 49,105.98	1	\$ 49,105.98			0.9	\$ 44,195.38	0.1	\$ 4,910.60
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	\$ -		\$ 88,390.76		\$ 304,542.25	

COH Allowance 85% \$ 258,860.91



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

03/02/2026
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: 03/02/2026

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, March 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	\$164,222.90	\$121,368.90	\$42,854.00	\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$2,411,692	\$576,622	\$519,107	\$378,884	\$937,079
%	17.48%	4.18%	3.76%	2.75%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 17.48%
Goal \$ \$3,863,353
Project Goal \$ \$2,411,692

	Project Goal	To Date Utilization
MBE	21.43%	10.69%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	17.48%



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

▶ HRGREEN.COM

April 16, 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. 14

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 14 in the amount of \$368,286.50 for construction services rendered through March 31, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$368,286.50** 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 be 'MA', written over a white background.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 14

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 #14

Date: April 16, 2026

This memo serves as notification of approval of Pay Estimate #14 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 3/1/2026 to 3/31/2026. 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 **\$368,286.50** 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
#13 (2/1/26-2/28/26)	\$461,880.76	\$0.00	\$461,880.76
#14 (3/01/26-3/31/26)	\$368,286.50	\$0.00	\$368,286.50
Running Totals	\$11,017,271.75	\$3,394,000.00	\$7,623,271.75

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 3.5% of the bid schedule, bringing the project earned value to 84.3%. Elapsed contract time is 4442 of 470 calendar days (94.0%). 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.

Item Category	Item Description	% Complete this Period	Total % Completed
Roadway	Lime Subgrade, ADA Ramp, Concrete Paving Header	2.97%	81.90%
Detention Basin	Riprap, Crushed Limestone, Granular Fill, Clay, Channel Lining	2.33%	96.40%
Pump Station	Structural - Wet Well, Valve Vault	0.27%	44.59%
Tree Protection	Zero Curb Cutback	32.21%	32.21%
Extra Work Items	Temporary Basin Pumping, Prune Tree	4.88%	80.49%
Cash Allowance	Work Change Directives	44.38%	56.71%

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	407.00		407.00	\$ -	\$ 4,884.00	96%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	61.00		61.00	\$ -	\$ 915.00	100%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	670.50		670.50	\$ -	\$ 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	2.00		2.00	\$ -	\$ 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	75.00		75.00	\$ -	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	95.06		95.06	\$ -	\$ 34,696.90	98%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	4300.24	88.00	4388.24	\$ 748.00	\$ 37,300.04	100%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	2517.00		2517.00	\$ -	\$ 201,360.00	164%	983.00
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	87.00		87.00	\$ -	\$ 8,700.00	8%	-954.00
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	1204.62		1204.62	\$ -	\$ 138,531.30	226%	670.62
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	241.00		241.00	\$ -	\$ 31,330.00	28%	-629.00
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	152.00		152.00	\$ -	\$ 3,800.00	100%	
26	CONSTRUCT ADA COMPLAINT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00	605.00	605.00	\$ 18,150.00	\$ 18,150.00	100%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	3156.00		3156.00	\$ -	\$ 37,872.00	96%	
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	1810.00		1810.00	\$ -	\$ 9,050.00	100%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	94.50	13.50	108.00	\$ 202.50	\$ 1,620.00	55%	
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	965.00		965.00	\$ -	\$ 2,412.50	76%	
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	13.00		13.00	\$ -	\$ 84,500.00	100%	
37	TXDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	5.00		5.00	\$ -	\$ 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	10.00		10.00	\$ -	\$ 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	15.00		15.00	\$ -	\$ 300.00	75%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	25.00		25.00	\$ -	\$ 625.00	125%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	139.00		139.00	\$ -	\$ 27,800.00	92%	
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	2157.39		2157.39	\$ -	\$ 1,941,651.00	96%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	60.00		60.00	\$ -	\$ 78,000.00	150%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	181.00		181.00	\$ -	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2506.00		2506.00	\$ -	\$ 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	286.00		286.00	\$ -	\$ 7,150.00	78%	
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	110.00		110.00	\$ -	\$ 3,850.00	100%	
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	337.00		337.00	\$ -	\$ 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	191.00		191.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	2.00		2.00	\$ -	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	12.00		12.00	\$ -	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	7.00		7.00	\$ -	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	1.00		1.00	\$ -	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	52.00		52.00	\$ -	\$ 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	1532.00		1532.00	\$ -	\$ 15,320.00	100%
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	687.00	53.00	740.00	\$ 3,710.00	\$ 51,800.00	100%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	1270.00		1270.00	\$ -	\$ 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	1313.00	2380.60	3693.60	\$ 47,612.00	\$ 73,872.00	90%
87	GRANULAR FILL 3"x5" (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	1592.00	247.60	1839.60	\$ 19,808.00	\$ 147,168.00	90%
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	1.00		1.00	\$ -	\$ 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	200.00		200.00	\$ -	\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1958.00	269.00	2227.00	\$ 13,450.00	\$ 111,350.00	100%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	1079.00	14.00	1093.00	\$ 2,100.00	\$ 163,950.00	100%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	2146.50	238.50	2385.00	\$ 19,080.00	\$ 190,800.00	100%
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	164	164.00	\$ 19,680.00	\$ 19,680.00	100%
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	1.00		1.00	\$ -	\$ 300,000.00	100%
109.6	STRUCTUAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	1.00		1.00	\$ -	\$ 300,000.00	100%
109.7	STRUCTUAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	1		1.00	\$ -	\$ 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	0.50	0.25	0.75	\$ 8,750.00	\$ 26,250.00	75%
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	320	320.00	\$ 4,800.00	\$ 4,800.00	40%
	Landscaping Items										
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	466		466.00	\$ -	\$ 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	14	1	15.00	\$ 1,000.00	\$ 15,000.00	100%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	10		10.00	\$ -	\$ 1,500.00	100%
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
137.6A	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	2162	\$ 12.00	\$ 25,944.00	355.00	1807.00	2162.00	\$ 21,684.00	\$ 25,944.00	100%
137.7A	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	226.00	1147.00	1373.00	\$ 1,720.50	\$ 2,059.50	62%
137.18A	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	56	\$ 365.00	\$ 20,440.00	9.00	47.00	56.00	\$ 17,155.00	\$ 20,440.00	100%

137.19A	8" LIME TREATED STABILIZED SUBGRADE	SY	2482	\$ 8.50	\$ 21,097.00	407.00	2075.00	2482.00	\$ 17,637.50	\$ 21,097.00	100%
137.20A	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	2162	\$ 80.00	\$ 172,960.00	355.00	1807.00	2162.00	\$ 144,560.00	\$ 172,960.00	100%
137.27A	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	103.00	680.00	783.00	\$ 8,160.00	\$ 9,396.00	24%
137.29A	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00		1147.00	1147.00	\$ 5,735.00	\$ 5,735.00	63%
137.42A	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00		10.50	10.50	\$ 210.00	\$ 210.00	53%
137.43A	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00		45.50	45.50	\$ 1,137.50	\$ 1,137.50	228%
137.76A	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00		638.00	638.00	\$ 6,380.00	\$ 6,380.00	42%
137.128A	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00		280.00	280.00	\$ 4,200.00	\$ 4,200.00	35%

\$ 14,118,293.00

This Month's Billings \$ 387,670.00

Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20
02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,068.68
4/1/2025 through 04/30/2025	\$ 433,357.32
05/01/2025 through 05/31/2025	\$ 910,774.50
06/01/2025 through 06/30/2025	\$ 379,406.25
07/01/2025 through 07/31/2025	\$ 354,304.88
08/01/2025 through 08/31/2025	\$ 506,896.72
09/01/2025 through 09/30/2025	\$ 1,426,561.93
10/01/2025 through 11/21/2025	\$ 1,177,192.26
11/24/2025 through 12/31/2025	\$ 686,082.87
01/01/2026 through 01/31/2026	\$ 322,665.13
02/01/2026 through 02/28/2026	\$ 461,880.76
TOTAL	\$ 10,648,985.25

Earned to date	\$ 11,324,642.99
Stored Materials	\$ 258,860.91
Subtotal	\$ 11,583,503.90
Retainage (5%)	\$ (566,232.15)
Previous Payments	\$ (10,648,985.25)
Due This Month After Retainage	\$ 368,286.50

Letti Hernandez
Project Manager

04/02/26
Date

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. 13
 FROM: 2/1/26
 TO: 2/28/26

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	0.1	\$ 4,910.60			\$ -		0.1	\$ 4,910.60
110	Valve vault		\$ 49,105.98	0.1	\$ 4,910.60			\$ -		0.1	\$ 4,910.60
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					\$ 304,542.25	\$ -		\$ -		\$ 304,542.25	

COH Allowance 85% \$ 258,860.91

\$ -

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Activity % Complete	Start	Finish	Primary Resource	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026
1	BRIARCLOSEOUT	Briar Branch Close Out Schedule	105	62		10-Feb-26 A	06-Jul-26							06-Jul-26
2	BRIARCLOSEOUT.1	Concrete Pavement	46	0		10-Feb-26 A	06-Apr-26				06-Apr-26 A, BRIARCLOSEOUT.1 Concrete Pavement			
3	BRIARCLOSEOUT.1.1	Westview	35	0		10-Feb-26 A	30-Mar-26				30-Mar-26 A, BRIARCLOSEOUT.1.1 Westview			
4	A1000	Sidewalks	1	0	100%	10-Feb-26 A	10-Feb-26	MOR1.Moran-C1	Sidewalks					
5	A1010	ADA compliant ramps	5	0	100%	23-Mar-26 A	30-Mar-26	MOR1.Moran-C1	ADA compliant ramps					
6	A1020	Striping	5	0	100%	17-Feb-26 A	24-Feb-26		Striping					
7	A1030	Submittal: ramp domes	9	0	100%	10-Feb-26 A	17-Feb-26		Submittal: ramp domes					
8	A1040	Submittal: striping paint & procedures	9	0	100%	10-Feb-26 A	17-Feb-26		Submittal: striping paint & procedures					
9	A1050	Traffic control removal & open street	1	0	100%	24-Feb-26 A	25-Feb-26		Traffic control removal & open street					
10	BRIARCLOSEOUT.1.2	Windhover	27	0		10-Feb-26 A	13-Mar-26				13-Mar-26 A, BRIARCLOSEOUT.1.2 Windhover			
11	A1060	Windhover: west side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26		Windhover: west side street pavement					
12	A1070	Windhover: west side driveways	1	0	100%	10-Feb-26 A	10-Feb-26		Windhover: west side driveways					
13	A1075	Windhover: removal & subgrade prep	5	0	100%	16-Feb-26 A	20-Feb-26	R-2.Crew-2	Windhover: removal & subgrade prep					
14	A1080	Windhover: east side street pavement	10	0	100%	24-Feb-26 A	03-Mar-26	R-1.Crew-1	Windhover: east side street pavement					
15	A1140	Windhover: east side driveways	5	0	100%	09-Mar-26 A	13-Mar-26	R-1.Crew-1	Windhover: east side driveways					
16	A1150	Traffic control removal & open street	1	0	100%	13-Mar-26 A	13-Mar-26	R-2.Crew-2	Traffic control removal & open street					
17	BRIARCLOSEOUT.1.3	Cedardale	46	0		10-Feb-26 A	06-Apr-26				06-Apr-26 A, BRIARCLOSEOUT.1.3 Cedardale			
18	A1090	Cedardale:north side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26		Cedardale:north side street pavement					
19	A1100	Cedardale: north side driveways	1	0	100%	10-Feb-26 A	10-Feb-26		Cedardale: north side driveways					
20	A1105	Cedardale: removal & subgrade prep	5	0	100%	23-Feb-26 A	27-Feb-26	R-2.Crew-2	Cedardale: removal & subgrade prep					
21	A1110	Cedardale: south side pavement	10	0	100%	17-Mar-26 A	01-Apr-26	MOR1.Moran-C1	Cedardale: south side pavement					
22	A1120	Cedardale: south side driveways	10	0	100%	16-Mar-26 A	03-Apr-26	MOR1.Moran-C1	Cedardale: south side driveways					
23	A1130	Traffic control removal & open street	1	0	100%	03-Apr-26 A	06-Apr-26	R-2.Crew-2	Traffic control removal & open street					
24	BRIARCLOSEOUT.1.4	Demaret	33	0		10-Feb-26 A	23-Mar-26				23-Mar-26 A, BRIARCLOSEOUT.1.4 Demaret			
25	A1160	Demaret: west side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26		Demaret: west side street pavement					
26	A1170	Demaret: west side driveways	5	0	100%	10-Feb-26 A	16-Feb-26		Demaret: west side driveways					
27	A1175	Demaret: removal & subgrade prep	7	0	100%	02-Mar-26 A	10-Mar-26	R-2.Crew-2	Demaret: removal & subgrade prep					
28	A1180	Demaret: east side street pavement	5	0	100%	11-Mar-26 A	23-Mar-26	R-1.Crew-1	Demaret: east side street pavement					
29	A1190	Demaret: east side driveways	4	0	100%	16-Mar-26 A	19-Mar-26	R-1.Crew-1	Demaret: east side driveways					
30	A1200	Traffic control removal & open street	1	0	100%	19-Mar-26 A	19-Mar-26	R-1.Crew-1	Traffic control removal & open street					
31	BRIARCLOSEOUT.2	Detention Basin	71	29		11-Feb-26 A	20-May-26				20-May-26, BRIARCLOSEOUT.2 Detention Basin			
32	A1210	Clay cap	10	0	100%	11-Feb-26 A	02-Apr-26	FLOR.Flores Crew	Clay cap					
33	A1220	Access road	15	0	100%	02-Mar-26 A	10-Mar-26	FLOR.Flores Crew	Access road					
34	A1225	Channel Lining: excavation & prep	5	0	100%	20-Mar-26 A	26-Mar-26	R-1.Crew-1	Channel Lining: excavation & prep					
35	A1230	Channel lining: form, tie rebar, pour concrete	13	0	100%	11-Feb-26 A	23-Mar-26	MOR1.Moran-C1	Channel lining: form, tie rebar, pour concrete					
36	A1235	Wingwalls:excavation & prep	5	0	100%	23-Feb-26 A	27-Feb-26	R-1.Crew-1	Wingwalls:excavation & prep					
37	A1240	Wingwalls	5	0	100%	02-Mar-26 A	06-Mar-26	MOR1.Moran-C1	Wingwalls					
38	A1250	Pilot channel	3	0	100%	25-Feb-26 A	27-Feb-26	MOR1.Moran-C1	Pilot channel					
39	A1255	Weir: removal and excavation	5	0	100%	04-Mar-26 A	10-Apr-26	R-1.Crew-1	Weir: removal and excavation					
40	A1260	Weir: subgrade prep	3	3	0%	04-May-26*	08-May-26	R-1.Crew-1	Weir: subgrade prep					
41	A1264	Weir: form, tie rebar, and pour concrete	10	10	0%	07-May-26	20-May-26	MOR1.Moran-C1	Weir: form, tie rebar, and pour concrete					
42	A1265	Riprap	5	0	100%	03-Mar-26 A	10-Mar-26	R-1.Crew-1	Riprap					
43	A1275	Basin final grading	10	9	10%	12-Mar-26 A	22-Apr-26	R-1.Crew-1	Basin final grading					
44	BRIARCLOSEOUT.3	Pump Station	62	62		10-Apr-26	06-Jul-26				06-Jul-26			
45	A1276	retaining wall modifications	5	5	0%	10-Apr-26	16-Apr-26		retaining wall modifications					
46	A1277	CMU: foundation	5	5	0%	04-May-26*	08-May-26		CMU: foundation					
47	A1278	CMU: masonry walls	5	5	0%	11-May-26	15-May-26		CMU: masonry walls					
48	A1279	CMU: roofing	5	5	0%	18-May-26	22-May-26		CMU: roofing					
49	A1280	Wet Well: underground duct bank install	5	5	0%	04-May-26*	08-May-26		Wet Well: underground duct bank install					
50	A1290	Valve Vault: underground duct bank install	6	6	0%	04-May-26*	11-May-26		Valve Vault: underground duct bank install					
51	A1300	Electrical SWRK-1: underground duct bank install	7	7	0%	04-May-26*	11-May-26		Electrical SWRK-1: underground duct bank install					
52	A1310	Downstream LTR: duct bank install	11	11	0%	04-May-26*	18-May-26		Downstream LTR: duct bank install					
53	A1320	Wet Well: terminal racks & conduit tie-ins	5	5	0%	11-May-26	15-May-26		Wet Well: terminal racks & conduit tie-ins					
54	A1330	Ground grid install	5	5	0%	04-May-26*	08-May-26		Ground grid install					
55	A1340	Valve Vault: rack install & conduit tie-ins	5	5	0%	12-May-26	18-May-26		Valve Vault: rack install & conduit tie-ins					
56	A1350	Valve Vault:interior electrical	7	7	0%	19-May-26	27-May-26		Valve Vault:interior electrical					
57	A1360	Downstream Level Transmitter rack install	5	5	0%	19-May-26	25-May-26		Downstream Level Transmitter rack install					
58	A1370	CMU: electrical install conduit / equipment	15	15	0%	26-May-26	15-Jun-26		CMU: electrical install conduit / equipment					
59	A1380	SWRK-1: install	5	5	0%	13-May-26	19-May-26		SWRK-1: install					
60	A1390	MCC: install	5	5	0%	16-Jun-26	22-Jun-26		MCC: install					
61	A1400	SWRK-1 to MCC: power cabling install	5	5	0%	23-Jun-26	29-Jun-26		SWRK-1 to MCC: power cabling install					
62	A1410	Wet Well & Valve Vault: cable pulls & terminations	5	5	0%	28-May-26	03-Jun-26		Wet Well & Valve Vault: cable pulls & terminations					
63	A1420	Downstream Level Transmitter: cable pulls & terms.	5	5	0%	26-May-26	01-Jun-26		Downstream Level Transmitter: cable pulls & terms.					
64	A1430	CMU: cable install & terminations	5	5	0%	23-Jun-26	29-Jun-26		CMU: cable install & terminations					
65	A1440	Commissioning & Testing	5	5	0%	30-Jun-26	06-Jul-26		Commissioning & Testing					

■ Actual Level of Effort
 ■ Remaining Work
 ■ Critical Remaining Work
 ◆ Milestone
 ▼ 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)

03/02/2026
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: 03/02/2026

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, April 6, 2026
 Project Name: W140-01-00 Briar Branch Stormwater 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	\$364,864.90	\$121,368.90	\$162,854.00	\$80,642.00	\$0.00
Mar-26	\$524,838.83	\$218,800.50	\$140,280.50	\$165,757.83	\$0.00
Apr-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$3,137,173	\$795,423	\$779,387	\$625,284	\$937,079
%	22.74%	5.76%	5.65%	4.53%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 22.74%
Goal \$ \$3,863,353
Project Goal \$ \$3,137,173

	Project Goal	To Date Utilization
MBE	21.43%	15.95%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	22.74%

TASK ORDER NO.



February 17, 2026

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

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

Dear Mr. Bean,

HR Green is pleased to submit this proposal for supplemental Construction Materials Testing for the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements Project. To support the replacement of the other half of the roadways that were originally intended to be preserved, we propose to perform these services for a Time and Material amount of \$40,719. A detailed breakdown of the scope items and fee can be found under Exhibit "A". The total fee with a 10% markup for sub management is summarized in the table below.

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
Construction Materials Testing	\$37,017	10%	\$40,719

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

Sincerely,

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Signature Date

Print

Accepted for
City of Houston:

Signature Date

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



GEOTEST ENGINEERING, INC.

Geotechnical Engineers & Materials Testing

5600 Bintliff Drive

Houston, Texas 77036

Telephone: (713) 266-0588

Fax: (713) 266-2977

February 11, 2026

Mr. David G. Greaney, PE
Construction Manager
David.greaney@hrgreen.com

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

Dear Mr. Greaney,

The allocated budget amount for Geotest Engineering for the referenced project is \$118,575.00. We anticipate additional billing based on actual time and materials of our services directly related to the construction schedule and progress. Based on the additional time and materials required to complete the work, we request you grant \$37,017.00 additional funds, which will increase the total to \$155,522.00. This anticipated requested additional budget will be the best estimate to complete the project. A worksheet with the breakdown of quantities is included with this letter for your convenience.

Very truly yours,
GEOTEST ENGINEERING, INC.

Madhu R. Munirathnam, P.E.
TBPE Registration No. F-410

02/11/26

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

	<u>Quantity</u>		<u>Unit Rate</u>		<u>Amount</u>
PERSONNEL					
2 Project Engineer, P.E.		x	\$170.00 / Hr	=	
2-1 Project Engineer, P.E. (Report Review)	100	x	\$50.00 / Report	=	\$5,000.00
9 Technician WACEL, TxAPA, SB 101 or 102	275	x	\$70.00 / Hr	=	\$19,250.00
9-1 Technician WACEL, TxAPA, SB 101 or 102, OT	25	x	\$105.00 / Hr	=	\$2,625.00
10 Technician ACI I or II	20	x	\$60.00 / Hr	=	\$1,200.00
10-1 Technician ACI I or II, OT	2	x	\$90.00 / Hr	=	\$180.00
22 Vehicle Charge	322	x	\$9.00 / Hr	=	\$2,898.00
PORTLAND CEMENT CONCRETE					
203 Compressive Str. (Cylinder) (C-39)	128	x	\$19.00 / Ea	=	\$2,432.00
SOILS					
1001 Liquid & Plastic Limits (D 4318)	1	x	\$68.00 / Ea	=	\$68.00
1004 Percent Passing #200 Sieve (D 1120)	1	x	\$52.00 / Ea	=	\$52.00
1006 OMD Standard Compaction (D 698)	1	x	\$221.00 / Ea	=	\$221.00
1011 Optimum Lime Content - PI Method		x	\$271.00 / Ea	=	
TREATED SOILS					
1008 OMD Strength Compaction, Treated (D 558)	1	x	\$245.00 / Ea	=	\$245.00
1013 Nuclear Density Gauge (D 6938)	250	x	\$10.00 / Hr	=	\$2,500.00
1014 Compressive Strength (D 1633)	4	x	\$69.00 / Ea	=	\$276.00
TOTAL					\$36,947.00

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

AGENDA MEMORANDUM

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

11. Receive update from The Goodman Corporation.

Memorial City Redevelopment Authority Status Update

As of April 22, 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.

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)
 - Still pending response from H-GAC on cost participation.

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 the submission of an EDA application for \$5M in EDA support towards the project design phase.

FY27 Community Project Funding

- Congressman Hunt has advanced the \$10M request for Memorial Drive Phase 2. Final appropriations committee decisions are anticipated in early 2027.

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

12. Authorize additional expenditure for securing site located at 1057 Westview Drive in an amount not to exceed to be determined by the Board.

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

13. Receive Bookkeeper's Report; approve payment of invoices; and ratify invoices paid in March.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

March 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	33,119,641.10	4,146,719.41	457,664.34	37,724,024.85
Revenue	820,229.57	11,997.11	1,418.99	833,645.67
Expenditures	784,004.27	716,927.12	0.00	1,500,931.39
Ending Balance	33,155,866.40	3,441,789.40	459,083.33	37,056,739.13

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

March 31, 2026

General Operating Fund

BEGINNING BALANCE: **33,119,641.10**

REVENUE:

Checking Interest - Wells Fargo	134.44
Texpool Interest	103,167.97
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.04
Due from CPF Series 2025	716,927.12
Voided Check(s)	0.00

Total Revenue: **820,229.57**

DISBURSEMENTS:

Checks Presented At Last Meeting	783,918.12
Checks Written at/after Last Meeting	0.00
Bank Fees	86.15

Total Expenditures **784,004.27**

Ending Balance: **33,155,866.40**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	12,300.54
TexPool	*0001	3.6724	33,143,540.01
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.6513	25.85
		Total	33,155,866.40

Memorial City Redevelopment Authority

Checks Presented

April 28, 2026

Num	Name	Description	Amount
3755	Allen Boone Humphries Robinson LLP	Legal Fees	-1,035.00
3756	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3757	ETI Bookkeeping Services	Bookkeeping Fee	-1,255.86
3758	Hawes Hill & Associates	Professional Consultant	-10,000.00
3759	HR Green	Audit Fees	-3,162.50
3760	Seal Security Solutions LLC	Security - Detention Basin C	-50,592.00
3761	The Goodman Corporation Inc	Consultant Fee	-11,500.00
3762	Gauge Engineering, LLC	Engineering - Capital Projects	-43,627.01
3763	HR Green	Engineering - Capital Projects	-70,992.92
3764	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-368,286.50
3765	RNDI Companies, Inc.	Demolition - Capital Projects	-662,052.29
3766	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-3,453.99
Total			-1,226,358.07

Capital Projects Fund

BEGINNING BALANCE	4,146,719.41
 REVENUE	
Bond Proceeds	0.00
TexPool Interest	11,997.11
Voided Check(s)	0.00
 Total Revenue	 11,997.11
 EXPENDITURES	
Land Purchase for Detention Basin C	0.00
Transfer to GOF	716,927.12
Bank Fees	0.00
 Total Expenditures	 716,927.12
 ENDING BALANCE	 3,441,789.40

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6724	3,441,789.40
		Total	3,441,789.40

Debt Service Fund

BEGINNING BALANCE		457,664.34
REVENUE		
TexPool DSF Interest	12.09	
Wells Fargo/TexSTAR (2008 DSF) Interest	1,374.33	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	32.57	
 Total Revenue		 1,418.99
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		 459,083.33

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.6513	444,683.22
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.6513	10,527.24
TexPool	*0004	3.6724	3,872.87
		Total	459,083.33

Memorial City Redevelopment Authority
Investment Report
March 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	3.6724	33,105,431.13	1.00006	33,103,444.92	103,167.97	(63,072.88)	33,142,214.27	0.99996	33,143,540.01
DSF	TexPool	3.6724	3,861.01	1.00006	3,860.78	12.09	(0.00)	3,872.72	0.99996	3,872.87
GOF	Wells Fargo/ TexStar	3.6513	25.81	1.00008	25.81	134.44	(134.40)	25.85	0.99998	25.85
CPF	TexPool	3.6724	4,146,968.21	1.00006	4,146,719.41	11,997.11	-716,927.12	3,441,651.73	0.99996	3,441,789.40
DSF	Wells Fargo/ TexStar DSF	3.6513	443,343.02	1.00008	443,308.89	1,374.33	(0.00)	444,673.44	0.99998	444,683.22
DSF	Wells Fargo/ TexStar PI Rev	3.6513	10,495.48	1.00008	10,494.67	32.57	(0.00)	10,527.01	0.99998	10,527.24

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	16,170.37	134.44	(4,004.27)	12,300.54

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	12,300.54	BNYM	764,057	Various	561,478	520,647

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
March 2026

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,619,437	1,677,771	-58,334	14,574,932	15,099,940	-525,008	20,133,254
8223 · Interest Income	116,719	113,053	3,666	1,434,335	1,017,478	416,857	1,356,637
8930 · Bond Proceeds	0	0	0	27,684,206	92,824,678	-65,140,472	122,824,678
Total 1000 · Income	1,736,156	1,790,824	-54,668	43,693,473	108,942,096	-65,248,623	144,314,569
6-4350 · Grants	0	0	0	653,388	0	653,388	0
Total Income	1,736,156	1,790,824	-54,668	44,346,861	108,942,096	-64,595,235	144,314,569
Expense							
3335 · Management Consulting Services							
6320 · Legal	1,035	4,167	-3,132	45,558	37,500	8,058	50,000
6322 · Eng Consultant/General Prof.Svc	14,663	9,800	4,863	80,088	44,925	35,163	60,000
6334 · Planning Consultings	0	0	0	2,500	0	2,500	0
6337 · Construction Audit	0	417	-417	0	3,750	-3,750	5,000
6343 · Other	0	0	0	263	0	263	0
Total 3335 · Management Consulting Services	15,698	14,384	1,314	128,409	86,175	42,234	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	1,978,086	1,045,323	932,763	1,045,323
Total 5706 · Debt Service	0	0	0	8,293,086	8,784,837	-491,751	8,784,837
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	31,250	21,500	9,750	21,500
6333 · Bookkeeping/Accounting	1,656	1,833	-177	16,789	16,500	289	22,000
6340 · Administration Salaries/Benefit	10,000	10,000	0	90,000	90,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	0	0	7,150	14,637	-7,487	25,000
6353 · Insurance	0	0	0	3,770	2,250	1,520	2,250
6359 · Bank Fees	86	0	86	317	0	317	0
Total 6300 · Administration & Overhead	11,742	11,833	-91	149,276	144,887	4,389	190,750
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	93,750	-93,750	125,000
1735(1) · Detention Basin A	0	833,710	-833,710	0	7,503,390	-7,503,390	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	372,260	-372,260	496,347
1738B · Memorial Dr Drain & Mobility 2	720	0	720	12,565	0	12,565	0
1741 · W140 Detention Basin Extensions	414,648	583,333	-168,685	5,809,918	5,250,000	559,918	7,000,000

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

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1742 · Detention Basin C	783,637	166,667	616,970	19,733,894	19,500,000	233,894	20,000,000
1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	300,000	-300,000	400,000
Total 7000 · Capital Expenditure	1,199,005	1,668,822	-469,817	28,831,453	36,294,806	-7,463,353	41,301,273
Total Expense	1,226,445	1,695,039	-468,594	40,537,980	49,630,793	-9,092,813	54,711,948
Net Income	509,711	95,785	413,926	3,808,881	59,311,303	-55,502,422	89,602,621

3155

ABHR

Allen Boone Humphries Robinson LLP

April 14, 2026

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

Invoice No. 185427
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 1,035.00

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.185427

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
4-21-2026

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

3756

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
4/1/2026	65007

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
--------------	-----------------

3757

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
4/1/2026	10897

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

SB Code No. 6333
4-21-2026

3758

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2813
DATE 04/01/2026

Professional Consulting and Administration Fee: March 2026 10,000.00

BALANCE DUE **\$10,000.00**

Make checks payable to: Hawes Hill & Associates, LLC

SB Code No. 6340
4-21-2026



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

April 09, 2026
 Project No: 2501778-0000
 Invoice No: 200800

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

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

Phase 001 On-call Engineering

Professional Personnel

	Hours	Rate	Amount	
Hay, Kelly	1.00	175.00	175.00	
Naghیبپور, Shayan	16.25	150.00	2,437.50	
Principal				
St John, Derek	2.00	275.00	550.00	
Totals	19.25		3,162.50	
Total Labor				3,162.50

Billing Limits

	Current	Prior	To-Date	
Total Billings	3,162.50	21,825.00	24,987.50	
Limit			25,000.00	
Remaining			12.50	
		Total this Phase		\$3,162.50
		Total this Invoice		<u>\$3,162.50</u>

SB Code No. 6322
 4-21-2026

3760



SEAL Security Solutions LLC

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

www.SEALSecurity.com
TX DPS Lic. # C15942

Invoice

Date	Invoice #
3/31/2026	66530

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
Commissioned Security Officer with Vehicle Patrol Period 03/01/2026	48	34.00	1,632.00
Commissioned Security Officer with Vehicle Patrol Period 03/02/2026 through 03/08/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 03/09/2026 through 03/15/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 03/16/2026 through 03/22/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 03/23/2026 through 03/29/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 03/30/2026 through 03/31/2026	96	34.00	3,264.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice in Monday through Sunday inclusive.			
Subtotal			\$50,592.00
Sales Tax (8.25%)			\$0.00
Total			\$50,592.00

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

3761

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
3/31/2026

Invoice #
3-2026-54

Terms

Project
MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	75.05%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	54.98%	9.01%	9,500.00

Total	\$11,500.00
Balance Due	\$11,500.00

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

SB Code No. 6322
4-21-2026

3762



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

April 06, 2026
Project No: 2501797-0000
Invoice No: 200571
Invoice Total: 40,816.26

Project 2501797-0000 W140 Expansion - CM-I

Professional Services Through March 27, 2026

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount	
Greaney, David	4.00	225.00	900.00	
Administrative				
Lewis, Dakota	.50	75.00	37.50	
Totals	4.50		937.50	
Total Labor				937.50

Unit Charges

2026 IRS Mileage Rate 0.725			344.38	
Total Unit Charges			344.38	344.38

Billing Limits

	Current	Prior	To-Date	
Total Billings	1,281.88	302,627.65	303,909.53	
Limit			312,087.65	
Remaining			8,178.12	
		Total this Phase		1,281.88
		Total this Project		1,281.88

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

Phase A Construction Inspection

Professional Personnel

	Hours	Rate	Amount	
Appleton, Austin	4.50	275.00	1,237.50	
Chapa, Roberto	146.00	166.00	24,236.00	
Hamza, Bashir	68.00	187.00	12,716.00	
Totals	218.50		38,189.50	
Total Labor				38,189.50

Unit Charges

2026 IRS Mileage Rate 0.725			1,344.88	
Total Unit Charges			1,344.88	1,344.88

Billing Limits

	Current	Prior	To-Date	
Total Billings	39,534.38	90,751.75	130,286.13	
Limit			151,622.35	

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

Project	2501797-0000	W140 Expansion - CM-I	Invoice	200571
Remaining			21,336.22	
			Total this Phase	39,534.38
			Total this Project	39,534.38
			Total this Invoice	<u>40,816.26</u>

SB Code No. 1741
4-21-2026

3762



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

April 06, 2026
Project No: 2501799-0000
Invoice No: 200542
Invoice Total: 2,810.75

Project 2501799-0000 W140 Expansion - CPS
Professional Services Through March 27, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Greaney, David Administrative	5.00	225.00	1,125.00
Lewis, Dakota Project Engineer	.50	75.00	37.50
Dingilius Wallace, Shawn	1.50	140.00	210.00
Holloway, Laura	5.50	145.00	797.50
Morrow, William	2.50	240.00	600.00
Totals	15.00		2,770.00
Total Labor			2,770.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,770.00	75,487.79	78,257.79
Limit			132,100.00
Remaining			53,842.21
Total this Phase			2,770.00

Phase 004 Expenses

Reimbursable Expenses

Mileage	40.75
Total Reimbursables	40.75

Billing Limits	Current	Prior	To-Date
Total Billings	40.75	284.82	325.57
Limit			1,835.00
Remaining			1,509.43
Total this Phase			40.75

Total this Invoice 2,810.75

SB

Code No. 1741
4-21-2026

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

3763



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

April 09, 2026
Project No: 2503415-0000
Invoice No: 200803

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

Professional Services from March 01, 2026 to March 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	30,790.00	0.00
QA/QC	6,260.00	100.00	6,260.00	6,260.00	0.00
Bid Phase	8,600.00	100.00	8,600.00	8,600.00	0.00
PGAL	39,061.00	100.00	39,061.00	31,248.80	7,812.20
Berg & Oliver	29,018.00	100.00	29,018.00	29,018.00	0.00
Expenses	4,721.00	25.00	1,180.25	1,180.25	0.00
Total Fee	118,450.00		114,909.25	107,097.05	7,812.20
Total Fee					7,812.20
Total this Invoice					<u>\$7,812.20</u>

SB Code No. 1742
4-21-2026

3763



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

April 13, 2026
Project No: 2503415.01
Invoice No: 200898

Project Manager Karam Qaddo

Project 2503415.01 TIRZ 17 - Structures Demolition - Detention Basin C - CPS

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

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	17.70	8,578.31	6,106.59	2,471.72
FERN	138,630.80	43.7919	60,709.00	0.00	60,709.00
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		69,287.31	6,106.59	63,180.72
Total Fee					63,180.72
Total this Invoice					<u>\$63,180.72</u>

SB Code No. 1742
4-21-2026

3764



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

April 16, 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. 14

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 14 in the amount of \$368,286.50 for construction services rendered through March 31, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$368,286.50** 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. 14

SB

Code No. 1741
4-21-2026

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 #14

Date: April 16, 2026

This memo serves as notification of approval of Pay Estimate #14 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 3/1/2026 to 3/31/2026. 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 **\$368,286.50** 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
#13 (2/1/26-2/28/26)	\$461,880.76	\$0.00	\$461,880.76
#14 (3/01/26-3/31/26)	\$368,286.50	\$0.00	\$368,286.50
Running Totals	\$11,017,271.75	\$3,394,000.00	\$7,623,271.75

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 3.5% of the bid schedule, bringing the project earned value to 84.3%. Elapsed contract time is 4442 of 470 calendar days (94.0%). 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.

Item Category	Item Description	% Complete this Period	Total % Completed
Roadway	Lime Subgrade, ADA Ramp, Concrete Paving Header	2.97%	81.90%
Detention Basin	Riprap, Crushed Limestone, Granular Fill, Clay, Channel Lining	2.33%	96.40%
Pump Station	Structural - Wet Well, Valve Vault	0.27%	44.59%
Tree Protection	Zero Curb Cutback	32.21%	32.21%
Extra Work Items	Temporary Basin Pumping, Prune Tree	4.88%	80.49%
Cash Allowance	Work Change Directives	44.38%	56.71%

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIR217

W149-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION
AND STORM SEWER IMPROVEMENTS WBS NO. N-T17000-0021-3

Contractor:
Reyloc Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77008

Todays Date: 4/2/2026
Pay Period: 03/01/2026 - 03/31/2026
Pay Estimate No. 14
Rain Days This Month

Item	Item Description	UOM	Est Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	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	8	\$ 15,000.00	\$ 120,000.00	6.00		6.00	\$ -	\$ 120,000.00	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	407.00		407.00	\$ -	\$ 4,884.00	95%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	61.00		61.00	\$ -	\$ 915.00	100%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	670.50		670.50	\$ -	\$ 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	2.00		2.00	\$ -	\$ 4,000.00	67%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,800.00	\$ 112,800.00	1.00		1.00	\$ -	\$ 112,800.00	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	75.00		75.00	\$ -	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	95.96		95.96	\$ -	\$ 34,696.90	98%	
19	6" LIME TREATED STABILIZED SUBGRADE	SY	4380	\$ 8.50	\$ 37,230.00	4380.24	88.00	4380.24	\$ 748.00	\$ 37,978.04	100%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	2517.00		2517.00	\$ -	\$ 201,360.00	164%	983.00
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	87.00		87.00	\$ -	\$ 8,700.00	8%	-954.00
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	1204.62		1204.62	\$ -	\$ 138,531.30	226%	670.62
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	241.00		241.00	\$ -	\$ 31,330.00	28%	-629.00
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	152.00		152.00	\$ -	\$ 3,800.00	100%	
26	CONSTRUCT ADA COMPLIANT TRAMP	SF	605	\$ 30.00	\$ 18,150.00	605.00	605.00	605.00	\$ 18,150.00	\$ 18,150.00	100%	
27	6-INCHES CONC DRIVEWAY INCL EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	3156.00		3156.00	\$ -	\$ 37,872.00	96%	
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	1810.00		1810.00	\$ -	\$ 9,050.00	100%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	94.50	13.50	108.00	\$ 202.50	\$ 1,620.00	55%	
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	RAISED 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	965.00		965.00	\$ -	\$ 2,412.50	76%	
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	13.00		13.00	\$ -	\$ 84,500.00	100%	
37	TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	5.00		5.00	\$ -	\$ 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	10.00		10.00	\$ -	\$ 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	15.00		15.00	\$ -	\$ 300.00	75%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	25.00		25.00	\$ -	\$ 625.00	125%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	139.00		139.00	\$ -	\$ 27,800.00	92%	
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	7x7" RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	2157.39		2157.39	\$ -	\$ 1,941,651.00	96%	
47	7x5" RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	60.00		60.00	\$ -	\$ 78,000.00	150%	
48	7x4" RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	181.00		181.00	\$ -	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2963	\$ 5.00	\$ 14,815.00	2506.00		2506.00	\$ -	\$ 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	286.00		286.00	\$ -	\$ 7,150.00	78%	
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	110.00		110.00	\$ -	\$ 3,850.00	100%	
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	337.00		337.00	\$ -	\$ 4,044.00	73%	
58	TRENCH SAFETY SYSTEM	SF	395	\$ 190.00	\$ 75,050.00	325.00		325.00	\$ -	\$ 61,750.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	191.00		191.00	\$ -	\$ 47,750.00	92%	
60	WTR MAIN PIPE (PVC) 12-INCH BY OPEN CUT	LF	188	\$ 390.00	\$ 73,320.00	146.00		146.00	\$ -	\$ 57,100.00	78%	
61	FIRE HYDRANT BRANCH	LF	5	\$ 250.00	\$ 1,250.00	5.00		5.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	2.00		2.00	\$ -	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	12.00		12.00	\$ -	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	7.00		7.00	\$ -	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	1.00		1.00	\$ -	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	52.00		52.00	\$ -	\$ 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 (162923)	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	316	\$	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	1532.00		1532.00	\$	-	\$	15,320.00	100%
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 REINSTALL SYONE RIPRAP	SY	740	\$	70.00	\$	51,800.00	518.00	53.00	740.00	\$	3,710.00	\$	51,800.00	100%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$	35.00	\$	44,520.00	1270.00		1270.00	\$	-	\$	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	1313.00	2380.60	3693.60	\$	47,612.00	\$	73,872.00	90%
87	GRANULAR FILL 3'x5" (8-INCH DEPTH) (150 LB/CF) INCL GEOGRID	TON	2044	\$	80.00	\$	163,520.00	1592.00	247.60	1839.60	\$	19,808.00	\$	147,168.00	90%
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	1.00		1.00	\$	-	\$	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	200.00		200.00	\$	-	\$	6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$	50.00	\$	111,350.00	1958.00	269.00	2227.00	\$	13,450.00	\$	111,350.00	100%
95	CONCRETE CHANNEL LINING, 6" (PILOT CHANNEL)	SY	1092	\$	150.00	\$	163,800.00	1079.00	14.00	1093.00	\$	2,100.00	\$	163,950.00	100%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$	80.00	\$	190,800.00	2146.50		2385.00	\$	-	\$	190,800.00	100%
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$	200.00	\$	54,000.00	0		0.00	\$	-	\$	-	0%
98	RIPRAP (GRADE NO. 3) (BT)	SY	164	\$	120.00	\$	19,680.00	0	164	164.00	\$	19,680.00	\$	19,680.00	100%
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	2"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	STRUCTURAL - WET WELL														
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	1.00		1.00	\$	-	\$	300,000.00	100%
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$	300,000.00	\$	300,000.00	1.00		1.00	\$	-	\$	300,000.00	100%
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$	75,000.00	\$	75,000.00	1		1.00	\$	-	\$	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														
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 - RETAINING STRUCTURE	LS	1	\$	35,000.00	\$	35,000.00	0.50	0.25	0.75	\$	8,750.00	\$	26,250.00	75%
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														
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$	33,000.00	\$	33,000.00	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	\$	27,500.00	\$	27,500.00	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	1	\$	20,000.00	\$	20,000.00	0		0.00	\$	-	\$	-	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$	160,000.00	\$	160,000.00	0		0.00	\$	-	\$	-	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$	100,000.00	\$	100,000.00	0		0.00	\$	-	\$	-	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$	7,500.00	\$	7,500.00	0		0.00	\$	-	\$	-	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$	20,000.00	\$	20,000.00	0		0.00	\$	-	\$	-	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	2	\$	10,000.00	\$	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 Gurb Cutback	LF	810	\$	15.00	\$	12,150.00	0	320	320.00	\$	4,800.00	\$	4,800.00	40%
Landscaping Items															
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$	5.00	\$	12,160.00	466		466.00	\$	-	\$	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	14	1	15.00	\$	1,000.00	\$	15,000.00	100%
132	CLEARANCE PRUNE TREE	EA	10	\$	150.00	\$	1,500.00	10		10.00	\$	-	\$	1,500.00	100%
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	1	\$	0	\$	12,552.25	1
137.02	WCD No. 2 relocation of utilities Windover	LS	1	\$	4,455.10	\$	4,455.10	1	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	1	\$	0	\$	5,488.15	1
137.6A	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	2162	\$	12.00	\$	25,944.00	355.00	1807.00	2162.00	\$	21,684.00	\$	25,944.00	100%
137.7A	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$	1.50	\$	3,300.00	226.00	1147.00	1373.00	\$	1,720.50	\$	2,059.50	62%
137.18A	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	56	\$	365.00	\$	20,440.00	9.00	47.00	56.00	\$	17,155.00	\$	20,440.00	100%

137.19A	8" LIME TREATED STABILIZED SUBGRADE	SY	2482	\$ 8.50	\$ 21,097.00	407.00	2075.00	2482.00	\$	17,637.50	\$	21,097.00	100%
137.20A	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	2162	\$ 80.00	\$ 172,960.00	355.00	1807.00	2162.00	\$	144,560.00	\$	172,960.00	100%
137.27A	6-INCHES CONC DRIVEWAY, INCL EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	103.00	680.00	783.00	\$	8,160.00	\$	9,396.00	24%
137.29A	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00		1147.00	1147.00	\$	5,735.00	\$	5,735.00	63%
137.42A	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00		10.50	10.50	\$	210.00	\$	210.00	53%
137.43A	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00		45.50	45.50	\$	1,137.50	\$	1,137.50	228%
137.76A	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00		638.00	638.00	\$	6,380.00	\$	6,380.00	42%
137.128A	Install Zero Curb Culback	LF	810	\$ 15.00	\$ 12,150.00		280.00	280.00	\$	4,200.00	\$	4,200.00	35%

\$ 14,118,293.00

This Month's Billings \$

387,670.00

Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20
02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,968.68
4/1/2025 through 04/30/2025	\$ 133,357.32
05/01/2025 through 05/31/2025	\$ 910,774.50
06/01/2025 through 06/30/2025	\$ 379,408.25
07/01/2025 through 07/31/2025	\$ 354,304.88
08/01/2025 through 08/31/2025	\$ 506,896.72
09/01/2025 through 09/30/2025	\$ 1,426,561.93
10/01/2025 through 11/21/2025	\$ 1,177,192.26
11/24/2025 through 12/31/2025	\$ 686,082.87
01/01/2026 through 01/31/2026	\$ 322,665.13
02/01/2026 through 02/28/2026	\$ 461,880.76
TOTAL	\$ 10,648,985.25

Earned to date	\$	11,324,642.99
Stored Materials	\$	258,860.91
Subtotal	\$	11,583,503.90
Retainage (5%)	\$	(586,232.15)
Previous Payments	\$	(10,648,985.25)
Due This Month After Retainage	\$	368,286.50

Letti Hernandez
Project Manager

04/02/26
Date

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. 13
 FROM: 2/1/26
 TO: 2/28/26

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	0.1	\$ 4,910.60			\$ -		0.1	\$ 4,910.60	
110	Valve vault		\$ 49,105.98	0.1	\$ 4,910.60			\$ -		0.1	\$ 4,910.60	
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					\$ 304,542.25	\$ -		\$ -		\$ 304,542.25		
											COH Allowance 85%	\$ 258,860.91

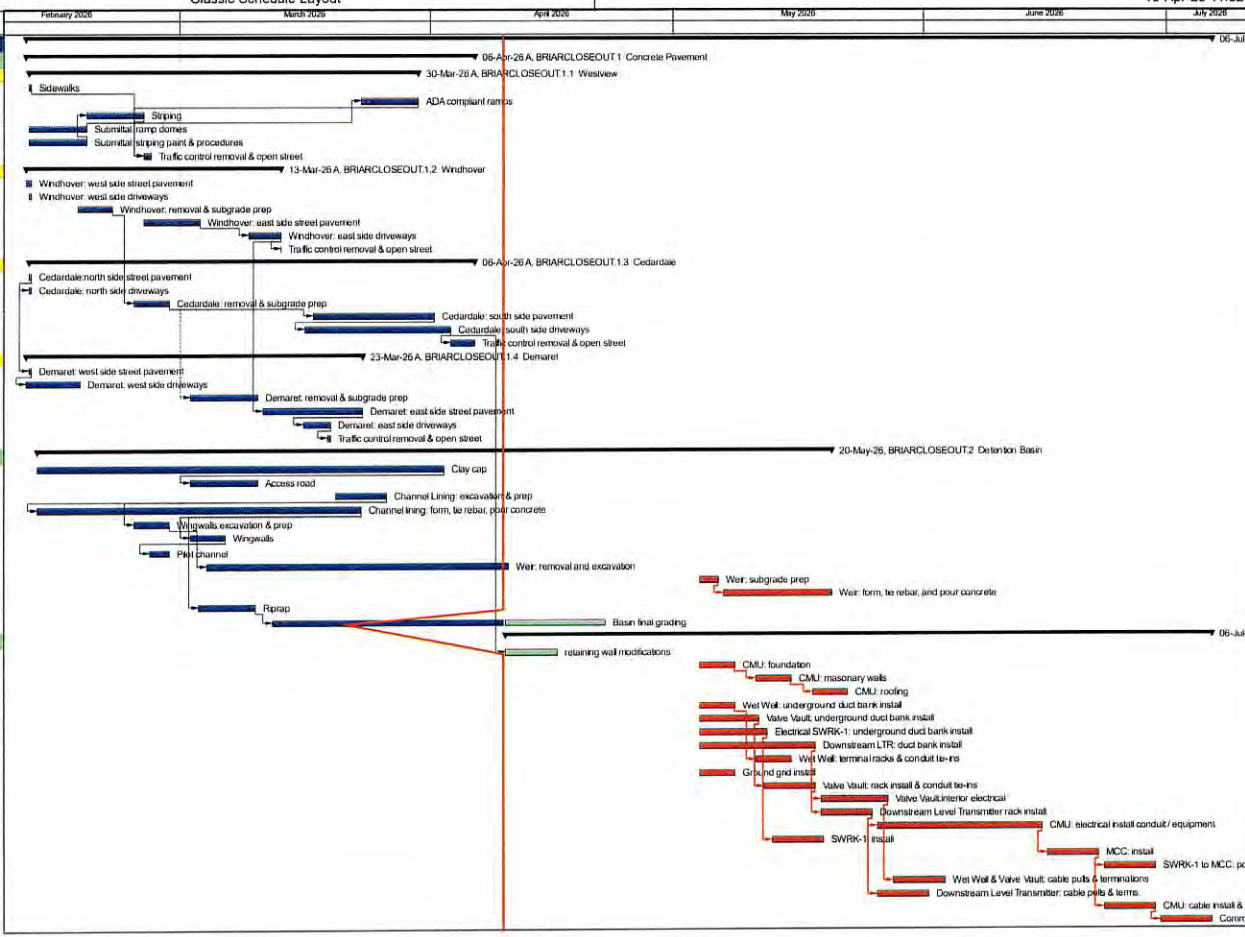
\$ -

Briar Branch Close Out Schedule

Classic Schedule Layout

10-Apr-26 11:02

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Activity % Complete	Start	Finish	Primary Resource
1	BRIARCLOSEOUT	Briar Branch Close Out Schedule	105	62		10-Feb-26 A	05-Jul-26	
2	BRIARCLOSEOUT.1	Concrete Pavement	46	0		10-Feb-26 A	05-Apr-26	
3	BRIARCLOSEOUT.1.1	Westview	35	0		10-Feb-26 A	30-Mar-26	
4	A1000	Sidewalks	1	0	100%	10-Feb-26 A	10-Feb-26	MOR1 Moran-C1
5	A1010	ADA compliant ramps	5	0	100%	23-Mar-26 A	30-Mar-26	MOR1 Moran-C1
6	A1020	Striping	5	0	100%	17-Feb-26 A	24-Feb-26	
7	A1030	Submittal ramp domes	9	0	100%	10-Feb-26 A	17-Feb-26	
8	A1040	Submittal striping paint & procedures	9	0	100%	10-Feb-26 A	17-Feb-26	
9	A1050	Traffic control removal & open street	1	0	100%	24-Feb-26 A	25-Feb-26	
10	BRIARCLOSEOUT.2	Windhover	27	0		10-Feb-26 A	13-Mar-26	
11	A1060	Windhover west side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26	
12	A1070	Windhover west side driveways	1	0	100%	10-Feb-26 A	10-Feb-26	
13	A1075	Windhover removal & subgrade prep	5	0	100%	16-Feb-26 A	20-Feb-26	R-2 Crew-2
14	A1080	Windhover east side street pavement	10	0	100%	24-Feb-26 A	03-Mar-26	R-1 Crew-1
15	A1140	Windhover east side driveways	5	0	100%	09-Mar-26 A	13-Mar-26	R-1 Crew-1
16	A1150	Traffic control removal & open street	1	0	100%	13-Mar-26 A	13-Mar-26	R-2 Crew-2
17	BRIARCLOSEOUT.3	Cedarvale	10	0		10-Feb-26 A	05-Apr-26	
18	A1090	Cedarvale north side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26	
19	A1100	Cedarvale north side driveways	1	0	100%	10-Feb-26 A	10-Feb-26	
20	A1105	Cedarvale removal & subgrade prep	5	0	100%	23-Feb-26 A	27-Feb-26	R-2 Crew-2
21	A1110	Cedarvale south side pavement	10	0	100%	17-Mar-26 A	01-Apr-26	MOR1 Moran-C1
22	A1120	Cedarvale south side driveways	10	0	100%	16-Mar-26 A	03-Apr-26	MOR1 Moran-C1
23	A1130	Traffic control removal & open street	1	0	100%	03-Apr-26 A	06-Apr-26	R-2 Crew-2
24	BRIARCLOSEOUT.4	Demaret	43	0		10-Feb-26 A	23-Mar-26	
25	A1160	Demaret west side street pavement	1	0	100%	10-Feb-26 A	10-Feb-26	
26	A1170	Demaret west side driveways	5	0	100%	10-Feb-26 A	16-Feb-26	
27	A1175	Demaret removal & subgrade prep	7	0	100%	02-Mar-26 A	10-Mar-26	R-2 Crew-2
28	A1180	Demaret east side street pavement	5	0	100%	11-Mar-26 A	23-Mar-26	R-1 Crew-1
29	A1190	Demaret east side driveways	4	0	100%	16-Mar-26 A	19-Mar-26	R-1 Crew-1
30	A1200	Traffic control removal & open street	1	0	100%	19-Mar-26 A	19-Mar-26	R-1 Crew-1
31	BRIARCLOSEOUT.2	Detention Basin	71	29		11-Feb-26 A	20-May-26	
32	A1210	Clay cap	10	0	100%	11-Feb-26 A	02-Apr-26	FLOR Flores Crew
33	A1220	Access road	15	0	100%	02-Mar-26 A	10-Mar-26	FLOR Flores Crew
34	A1225	Channel lining excavation & prep	5	0	100%	20-Mar-26 A	26-Mar-26	R-1 Crew-1
35	A1230	Channel lining form, rebar, pour concrete	13	0	100%	11-Feb-26 A	23-Mar-26	MOR1 Moran-C1
36	A1235	Wingwalls excavation & prep	5	0	100%	23-Feb-26 A	27-Feb-26	R-1 Crew-1
37	A1240	Wingwalls	5	0	100%	02-Mar-26 A	06-Mar-26	MOR1 Moran-C1
38	A1250	Pilot channel	3	0	100%	25-Feb-26 A	27-Feb-26	MOR1 Moran-C1
39	A1255	Weir removal and excavation	5	0	100%	04-Mar-26 A	10-Apr-26	R-1 Crew-1
40	A1260	Weir subgrade prep	3	3	0%	04-May-26	06-May-26	R-1 Crew-1
41	A1264	Weir form, rebar, and pour concrete	10	10	0%	07-May-26	20-May-26	MOR1 Moran-C1
42	A1265	Riprap	5	0	100%	03-Mar-26 A	10-Mar-26	R-1 Crew-1
43	A1275	Basin final grading	10	9	10%	12-Mar-26 A	22-Apr-26	R-1 Crew-1
44	BRIARCLOSEOUT.3	Pump Station	62	62		10-Apr-26	06-Jul-26	
45	A1276	retaining wall modifications	5	5	0%	10-Apr-26	16-Apr-26	
46	A1277	CMU foundation	5	5	0%	04-May-26	08-May-26	
47	A1278	CMU masonry walls	5	5	0%	11-May-26	15-May-26	
48	A1278	CMU roofing	5	5	0%	18-May-26	22-May-26	
49	A1280	Well Wall underground duct bank install	5	5	0%	04-May-26	08-May-26	
50	A1290	Valve Vault underground duct bank install	6	6	0%	04-May-26	11-May-26	
51	A1300	Electrical SWRK-1 underground duct bank install	7	7	0%	04-May-26	12-May-26	
52	A1310	Downstream LTR duct bank install	11	11	0%	04-May-26	18-May-26	
53	A1320	Well Wall terminal racks & conduit tie-ins	5	5	0%	11-May-26	15-May-26	
54	A1330	Ground grid install	5	5	0%	04-May-26	08-May-26	
55	A1340	Valve Vault rack install & conduit tie-ins	5	5	0%	12-May-26	18-May-26	
56	A1350	Valve Vault interior electrical	7	7	0%	19-May-26	27-May-26	
57	A1360	Downstream Level Transmitter rack install	5	5	0%	19-May-26	25-May-26	
58	A1370	CMU electrical install conduit / equipment	15	15	0%	26-May-26	15-Jun-26	
59	A1380	SWRK-1 install	5	5	0%	13-May-26	19-May-26	
60	A1390	MCC install	5	5	0%	16-Jun-26	22-Jun-26	
61	A1400	SWRK-1 to MCC power cabling install	5	5	0%	23-Jun-26	29-Jun-26	
62	A1410	Well Wall & Valve Vault cable pulls & terminations	5	5	0%	29-May-26	03-Jun-26	
63	A1420	Downstream Level Transmitter cable pulls & terminations	5	5	0%	26-May-26	01-Jun-26	
64	A1430	CMU cable install & terminations	5	5	0%	23-Jun-26	29-Jun-26	
65	A1440	Commissioning & testing	5	5	0%	30-Jun-26	06-Jul-26	



█ 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)

03/02/2026
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: 03/02/2026

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, April 6, 2026
 Project Name: W140-01-00 Briar Branch StormbWater Detention Basin Expansion
 WBS Number: N-T17000-0021-3
 Company Name: Reyteck 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	\$364,864.90	\$121,368.90	\$162,854.00	\$80,642.00	\$0.00
Mar-26	\$524,838.83	\$218,800.50	\$140,280.50	\$165,757.83	\$0.00
Apr-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$3,137,173	\$795,423	\$779,387	\$625,284	\$937,079
%	22.74%	5.76%	5.65%	4.53%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 22.74%
Goal \$ \$3,863,353
Project Goal \$ \$3,137,173

	Project Goal	To Date Utilization
MBE	21.43%	15.95%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	22.74%

3765



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832 318 8800 + Fax 713.965.0044
TBPE Firm F-11278

▶ HRGREEN.COM

April 08th, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point, Suite 200
Houston, Texas 77055

Re: Park on Westview Apartments and Building Demolition
RNDI Companies, Inc. **Payment No. 02**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 02 in the amount of \$662,052.29 for construction services rendered through March 25, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$662,052.29** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR GREEN, INC.


Karam Qaddo, PE
Area Manager

SB Code No. 1742
4-21-2026

Enclosures: RNDI Pay Est. No. 02



RNDI Companies, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

OWNER: Memorial City Redevelopment Authority
PROJECT: Westview Apartments
Attn: Accounts Payable
10157 Westview Dr
Houston, TX 77079
RNDI Companies, Inc.
311 E Interstate 30
Rockwall, TX 75087

APPLICATION NO: 2
PERIOD TO: 3/25/2026
CONTRACT FOR: Asbestos Abatement & Demolition
CONTRACT DATE: 12/9/2025
PROJECT NOS: TIR 17

Distribution to:
[X] OWNER
ARCHITECT
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

This application is made for payment as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

ORIGINAL CONTRACT SUM \$ 2,298,807.00
Net change by Change Orders \$ 0.00
CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,298,807.00
TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 902,637.40
RETAINAGE
a. 5% of Completed Work \$ 45,131.87
b. % of Stored Material \$ 0.00
Total Retainage (Lines 5a + 5b or (Column F on G703) \$ 45,131.87
TOTAL EARNED LESS RETAINAGE \$ 857,505.53
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 195,453.24
CURRENT PAYMENT DUE \$ 662,052.29
BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,441,301.47

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

CONTRACTOR: RNDI Companies, Inc.

By: Diane Coese

State of: Texas County of: Rockwall

Subscribed and sworn to before me this day March 31, 2021

Notary Public: [Signature]

My Commission expires: 8/3/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 662,052.29

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT:

By: Date:

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

Table with 3 columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include Total changes approved in previous months by Owner, Total approved this Month, TOTALS, and NET CHANGES by Change Order.

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts were variable retainage for line items may apply

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	J RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)				
1	Mobilization	\$25,000.00	\$ 25,000.00		\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Permits	\$9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00	\$ -			\$ -	0.00%	\$ 71,739.00		\$ -
4	Building Demolition 1	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00	\$ -			\$ -	0.00%	\$ 62,239.00		\$ -
7	Building Demolition 2	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ -	\$41,739.00		\$ 41,739.00	100.00%	\$ -		\$ 2,086.95
10	Building Demolition 3	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
11	Foundation Removal 3	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
12	Asbestos Abatement Building 4	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
13	Building Demolition 4	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
14	Foundation Removal 4	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
15	Asbestos Abatement Building 5	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
16	Building Demolition 5	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
19	Building Demolition 6	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
20	Foundation Removal 6	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
21	Asbestos Abatement Building 7	\$61,739.00	\$ -			\$ -	0.00%	\$ 61,739.00		\$ -
22	Building Demolition 7	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ -			\$ -	0.00%	\$ 38,500.00		\$ -
25	Building Demolition 8	\$18,500.00	\$ -			\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00	\$ -			\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ -	\$51,739.00		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
28	Building Demolition 9	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
29	Foundation Removal 9	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
30	Asbestos Abatement Building 10	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
31	Building Demolition 10	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

A	B	C	D		E	F	G		H	I	I
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED			MATERIALS	TOTAL	%	BALANCE	RETAINAGE	RETAINAGE
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G ÷ C)	TO FINISH (C - G)	RELEASED	WITHHELD
34	Building Demolition 11	\$13,886.00	\$ -	-		\$ -	\$ -	0.00%	\$ 13,886.00		\$ -
35	Foundation Removal 11	\$2,500.00	\$ -	-		\$ -	\$ -	0.00%	\$ 2,500.00		\$ -
36	Asbestos Abatement Building 12	\$59,239.00	\$ -	-		\$ -	\$ -	0.00%	\$ 59,239.00		\$ -
37	Building Demolition 12	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
38	Foundation Removal 12	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
39	Asbestos Abatement Building 13	\$69,239.00	\$ -	-		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
40	Building Demolition 13	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ -	-		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
43	Building Demolition 14	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
44	Foundation Removal 14	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ -	-		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
46	Building Demolition 15	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ 80,502.05	\$4,236.95		\$ 84,739.00	\$ 84,739.00	100.00%	\$ -		\$ 4,236.95
49	Building Demolition 16	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
50	Foundation Removal 16	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
51	Asbestos Abatement Building 17	\$73,739.00	\$ 22,121.70	\$51,617.30		\$ 73,739.00	\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
52	Building Demolition 17	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
53	Foundation Removal 17	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
54	Asbestos Abatement Building 18	\$73,739.00	\$ 22,121.70	\$51,617.30		\$ 73,739.00	\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
55	Building Demolition 18	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
56	Foundation Removal 18	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
57	Asbestos Abatement Building 19	\$73,739.00	\$ 14,747.80	\$58,991.20		\$ 73,739.00	\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
58	Building Demolition 19	\$24,062.00	\$ -	\$24,062.00		\$ 24,062.00	\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
59	Foundation Removal 19	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
60	Asbestos Abatement Building 20	\$73,739.00	\$ 14,747.00	\$58,991.20		\$ 73,738.20	\$ 73,738.20	100.00%	\$ 0.80		\$ 3,686.91
61	Building Demolition 20	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
62	Foundation Removal 20	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
63	Asbestos Abatement Building 21	\$73,739.00	\$ -	\$36,869.50		\$ 36,869.50	\$ 36,869.50	50.00%	\$ 36,869.50		\$ 1,843.48
64	Building Demolition 21	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
65	Foundation Removal 21	\$4,000.00	\$ -	-		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
66	Asbestos Abatement Building 22	\$73,739.00	\$ -	\$22,121.70		\$ 22,121.70	\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
67	Building Demolition 22	\$24,062.00	\$ -	-		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -

69	Asbestos Abatement Building 23	\$73,739.00	\$ -		\$ -	0.00%	\$ 73,739.00	\$ -
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A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C- G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)			
70	Building Demolition 23	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
71	Foundation Removal 23	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
72	Driveway/Parking Areas Demolition	\$12,000.00	\$ -		\$ -	\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -		\$ -	\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ 9,500.00		\$ 9,500.00	\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ 7,500.00	\$7,500.00	\$ 15,000.00	\$ 15,000.00	100.00%	\$ -		\$ 750.00
76	Utility Disconnect Cut/Cap	\$12,000.00	\$ -	\$12,000.00	\$ 12,000.00	\$ 12,000.00	100.00%	\$ -		\$ 600.00
77	Underground (MEP) Utilities Removal	\$11,500.00	\$ -		\$ -	\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Crubs	\$3,500.00	\$ -	\$3,500.00	\$ 3,500.00	\$ 3,500.00	100.00%	\$ -		\$ 175.00
79	Ground Work	\$65,000.00	\$ -		\$ -	\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ -		\$ -	\$ -	0.00%	\$ 15,600.00		\$ -
81	Hydroseeding	\$12,500.00	\$ -		\$ -	\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -		\$ -	\$ -	0.00%	\$ -		\$ -
GRAND TOTALS		\$2,298,807.00	\$ 205,740.25	\$ 696,897.15	\$ -	\$ 902,637.40	39.27%	\$ 1,371,169.60	\$ -	\$ 45,131.87

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3766

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
3/31/2026

Invoice #
3-2026-53

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	74.7%	7.00%	2,733.99
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	38.3%	0.00%	0.00
	W140 Detention Basin				

Total	\$2,733.99
Balance Due	\$2,733.99

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

SB Code No. 1741
 4-21-2026

3766

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
3/31/2026

Invoice #
3-2026-55

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	8%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	20%	2.00%	720.00
	Memorial Dr. Phase 2				

Total	\$720.00
Balance Due	\$720.00

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

SB

Code No. 1738B
4-21-2026

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

RATIFY INVOICES PAID IN MARCH

Memorial City Redevelopment Authority
Checks Presented
March 24, 2026

Num	Name	Description	Amount
3742	VOID	VOID	0.00
3743	Allen Boone Humphries Robinson LLP	Legal Fees	-1,294.14
3744	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3745	ETI Bookkeeping Services	Bookkeeping Fee	-1,255.86
3746	Hawes Hill & Associates	Professional Consultant	-10,000.00
3747	Municipal Accounts & Consulting LP	Audit Fees	-3,000.00
3748	Seal Security Solutions LLC	Security - Detention Basin C	-45,696.00
3749	The Goodman Corporation Inc	Consultant Fee	-5,345.00
3750	Gauge Engineering, LLC	Engineering - Capital Projects	-48,521.50
3751	HR Green	Engineering - Capital Projects	-4,652.64
3752	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-461,880.76
3753	RNDI Companies, Inc.	Demolition - Capital Projects	-195,453.24
3754	The Goodman Corporation Inc	Consultant Fee- Capital Projects	-6,418.98
Total			-783,918.12

3743

ABHR

Allen Boone Humphries Robinson LLP

March 16, 2026

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

Invoice No. 182552
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 1,294.14

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.182552

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
3-17-2026

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

3744

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
3/1/2026	64812

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
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SB Code No. 6333
3-17-2026

3745

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
3/1/2026	10865

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

3746

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2771
DATE 03/01/2026

Professional Consulting and Administration Fee: February 2026

10,000.00

BALANCE DUE

\$10,000.00

SB

Code No. 6340
3-17-2026

3747



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Memorial City Redevelopment Authority

Date	Invoice #
12/18/2025	85549

Description	Amount
Audit Review	3,000.00
Total	
	\$3,000.00

SB Code No. 6321
3-17-2026

Total Outstanding Balance \$3,000.00

3748



SEAL Security Solutions LLC
 1525 Blalock Road
 Houston, TX 77080-7318
 713-979-2388
www.SEALSecurity.com
 TX DPS Lic. # C15942

Invoice

Date	Invoice #
2/28/2026	66329

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
Commissioned Security Officer with Vehicle Patrol Period 02/01/2026	48	34.00	1,632.00
Commissioned Security Officer with Vehicle Patrol Period 02/02/2026 through 02/08/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle PPatrol Period 02/09/2026 through 02/15/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 02/16/2026 through 02/22/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 02/23/2026 through 02/28/2026	288	34.00	9,792.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice in Monday through Sunday inclusive.			
Subtotal			\$45,696.00
Sales Tax (8.25%)			\$0.00
Total			\$45,696.00

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

3749

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
2/28/2026

Invoice #
2-2026-47

Terms

Project
MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	70.88%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	51.81%	3.17%	3,345.00

Total	\$5,345.00
Balance Due	\$5,345.00

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

SB Code No. 6322
3-17-2026

3750



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

March 04, 2026
Project No: 2501797-0000
Invoice No: 199361
Invoice Total: 44,126.50

Project 2501797-0000 W140 Expansion - CM-I

Professional Services Through February 28, 2026

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount
Greaney, David	2.00	225.00	450.00
Totals	2.00		450.00
Total Labor			450.00

Billing Limits

	Current	Prior	To-Date
Total Billings	450.00	302,177.65	302,627.65
Limit			312,087.65
Remaining			9,460.00

Total this Phase 450.00

Total this Project 450.00

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

Phase A Construction Inspection

Professional Personnel

	Hours	Rate	Amount
Appleton, Austin	8.50	275.00	2,337.50
Chapa, Roberto	144.00	166.00	23,904.00
Hamza, Bashir	82.00	187.00	15,334.00
Luck, Jessica	3.00	130.00	390.00
Totals	237.50		41,965.50
Total Labor			41,965.50

Unit Charges

2026 IRS Mileage Rate 0.725			1,711.00
Total Unit Charges			1,711.00

Billing Limits

	Current	Prior	To-Date
Total Billings	43,676.50	47,075.25	90,751.75
Limit			151,622.35
Remaining			60,870.60

Total this Phase 43,676.50

Total this Project 43,676.50

Project	2501797-0000	W140 Expansion - CM-I	Invoice	199361
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Total this Invoice	<u>44,126.50</u>
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SB Code No. 1741
3-17-2026



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

March 04, 2026
 Project No: 2501799-0000
 Invoice No: 199375
Invoice Total: 4,395.00

Project 2501799-0000 W140 Expansion - CPS

Professional Services Through February 28, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount	
Greaney, David Project Engineer	3.00	225.00	675.00	
Dingilius Wallace, Shawn	3.00	140.00	420.00	
Huml, John	12.00	160.00	1,920.00	
Morrow, William	5.75	240.00	1,380.00	
Totals	23.75		4,395.00	
Total Labor				4,395.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	4,395.00	71,092.79	75,487.79	
Limit			132,100.00	
Remaining			56,612.21	
		Total this Phase		4,395.00
		Total this Invoice		4,395.00

SB Code No. 1741
 3-17-2026

3751



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

March 09, 2026
Project No: 2503415.01
Invoice No: 199600

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

Professional Services from February 01, 2026 to February 28, 2026
Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	12.60	6,106.59	1,453.95	4,652.64
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		6,106.59	1,453.95	4,652.64
Total Fee					4,652.64
Total this Invoice					\$4,652.64

SB Code No. 1742
3-17-2026

3752



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

▶ HRGREEN.COM

March 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. 13

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 13 in the amount of \$461,880.76 for construction services rendered through February 28, 2026. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$461,880.76** to Reytec.

The following billing information is to be used for payment:

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

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

Sincerely,

HR GREEN, INC.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 13

SB Code No. 1741
3-17-2026

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
#13 (2/1/26-2/28/26)	\$461,880.76	\$0.00	\$461,880.76
Running Totals	\$10,648,985.26	\$3,394,000.00	\$7,254,985.26

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 3.5% of the bid schedule, bringing the project earned value to 81.5%. Elapsed contract time is 411 of 470 calendar days (87.4%). 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.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Concrete Driveway	1.35%	97.69%
Roadway	Lime Subgrade, 6-/11-in Conc Pavement including Driveways	12.94%	78.93%
Pavement Marking	Thermoplastic	49.90%	49.90%
Drainage	PVC Pipe, Storm Sewer	0.33%	100.95%
SWPPP	Bagged Gravel Barrier, Stabilized Access	10.33%	77.53%
Detention Basin	Coarse Filter Toe Drain, Water Control	6.46%	94.07%
Pump Station	Structural - Wet Well, Valve Vault	2.40%	44.32%
Extra Work Items	Temporary Basin Pumping, Prune Tree	8.54%	75.61%
Cash Allowance	Work Change Directives	7.96%	12.33%

MEMORIAL CITY REDEVELOPMENT AUTHORITY/IR217

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: 3/6/2026
Pay Period: 02/01/2026 - 02/28/2026
Pay Estimate No. 13
Rain Days This Month

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	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	\$ 15,000.00	\$ 90,000.00	6.00		6.00	\$ -	\$ 90,000.00	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%	
5	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	376.00	31.00	407.00	\$ 372.00	\$ 4,884.00	95%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00	61.00	61.00	\$ 915.00	\$ 915.00	100%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	670.50		670.50	\$ -	\$ 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	2.00		2.00	\$ -	\$ 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	75.00		75.00	\$ -	\$ 1,125.00	13%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	87	\$ 365.00	\$ 35,405.00	87.00	13.06	95.06	\$ 4,766.90	\$ 34,696.90	98%	
18	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	3907.00	393.24	4300.24	\$ 3,342.54	\$ 36,552.00	98%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	2213.56	305.59	2517.00	\$ -	\$ 201,366.00	164%	
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	862.00	342.62	1204.62	\$ 39,401.30	\$ 138,531.30	226%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	241.00		241.00	\$ -	\$ 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	152.00	152.00	\$ 3,800.00	\$ 3,800.00	100%	
26	CONSTANT RAMP	EA	265	\$ 30.00	\$ 7,950.00	0.00		0.00	\$ -	\$ -	0%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	2681.00	475.00	3156.00	\$ 5,700.00	\$ 37,872.00	98%	
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	1400.00	410.00	1810.00	\$ 2,050.00	\$ 9,050.00	100%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	94.50		94.50	\$ -	\$ 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	965.00	965.00	\$ 2,412.50	\$ 2,412.50	76%	
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	12.00	1.00	13.00	\$ 6,500.00	\$ 64,500.00	100%	
37	TXDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	5.00		5.00	\$ -	\$ 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 ROUND CONC MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	10.00		10.00	\$ -	\$ 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	14.00	1.00	15.00	\$ 20.00	\$ 300.00	75%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	12.00	13.00	25.00	\$ 325.00	\$ 625.00	125%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	131.00	8.00	139.00	\$ 1,600.00	\$ 27,800.00	92%	
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	7x7 RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	2157.39		2157.39	\$ -	\$ 1,941,651.00	96%	
47	7x5 RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	60.00		60.00	\$ -	\$ 78,000.00	150%	
48	7x4 RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	181.00		181.00	\$ -	\$ 226,250.00	165%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2506.00		2506.00	\$ -	\$ 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	246.00	40.00	286.00	\$ 1,000.00	\$ 7,150.00	78%	
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	64.00	44.00	110.00	\$ 1,540.00	\$ 3,850.00	100%	
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	463	\$ 12.00	\$ 5,556.00	337.00		337.00	\$ -	\$ 4,044.60	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	191.00		191.00	\$ -	\$ 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	5.00		5.00	\$ -	\$ 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	MOVING 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	5.00		5.00	\$ -	\$ 6,250.00	71%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	2.00		2.00	\$ -	\$ 2,700.00	100%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	12.00		12.00	\$ -	\$ 18,000.00	100%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	7.00		7.00	\$ -	\$ 14,000.00	100%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	1.00		1.00	\$ -	\$ 1,000.00	100%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	52.00		52.00	\$ -	\$ 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 (162822)	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%	

137.19A	6" LIME TREATED STABILIZED SUBGRADE	SY	2482	\$	8.50	\$	21,087.00		407.00	407.00	\$	3,459.50	\$	3,459.50	16%
137.20A	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	2162	\$	80.00	\$	172,960.00		355.00	355.00	\$	28,400.00	\$	28,400.00	16%
137.27A	6-INCHES CONC DRIVEWAY, INCL EXCAVATION AND BASE	SF	3257	\$	12.00	\$	39,444.00		103.00	103.00	\$	1,236.00	\$	1,236.00	3%

\$ 14,080,873.00

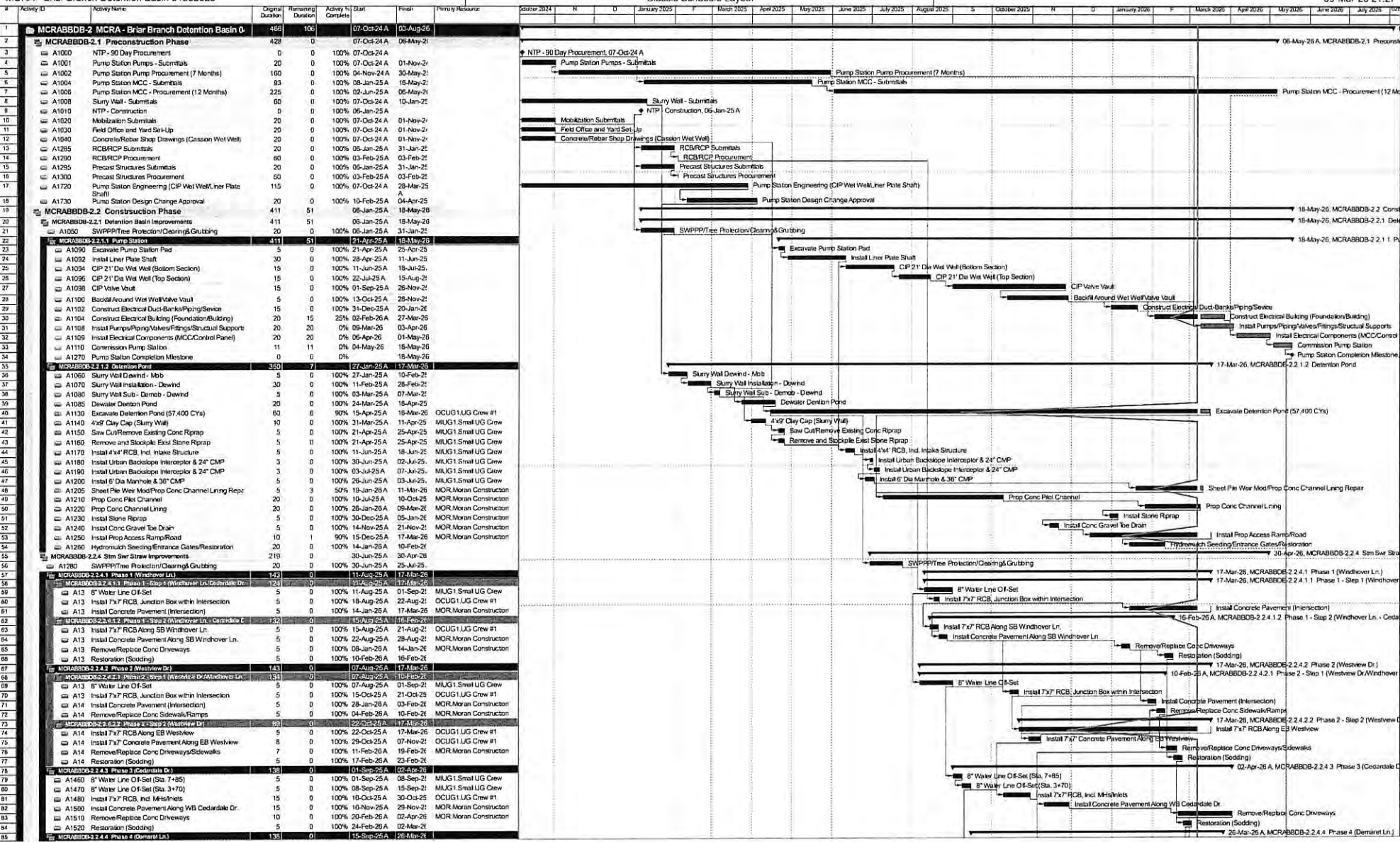
This Month's Billings \$ 565,276.74

Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20
02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,068.68
4/1/2025 through 04/30/2025	\$ 433,357.32
05/01/2025 through 05/31/2025	\$ 910,774.50
06/01/2025 through 06/30/2025	\$ 379,406.25
07/01/2025 through 07/31/2025	\$ 354,304.88
08/01/2025 through 08/31/2025	\$ 506,896.72
08/01/2025 through 09/30/2025	\$ 1,426,561.93
10/01/2025 through 11/21/2025	\$ 1,177,192.26
11/24/2025 through 12/31/2025	\$ 686,082.87
01/01/2026 through 01/31/2026	\$ 322,665.13
TOTAL	\$ 10,187,104.49

Earned to date	\$	10,936,972.99
Stored Materials	\$	258,860.91
Subtotal	\$	11,195,833.90
Retainage (5%)	\$	(546,848.65)
Previous Payments	\$	(10,187,104.49)
Due This Month After Retainage	\$	461,880.76

Letti Hernandez
Project Manager

03/06/2026
Date



Actual Level of Effort
 Remaining Work
 Milestone
 Critical Remaining Work

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)

03/02/2026
Date

MWSDBE Utilization Schedule



Status as of: Monday, March 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	\$164,222.90	\$121,368.90	\$42,854.00	\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$2,411,692	\$576,622	\$519,107	\$378,884	\$937,079
%	17.48%	4.18%	3.76%	2.75%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: \$13,797,688
Goal % 28.00%
Projected Goal% 17.48%
Goal \$ \$3,863,353
Project Goal \$ \$2,411,692

	Project Goal	To Date Utilization
MBE	21.43%	10.69%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	17.48%

3753



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

March 12th, 2026

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

Re: Park on Westview Apartments and Building Demolition
RNDI Companies, Inc. **Payment No. 01**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 01 in the amount of \$195,453.24 for construction services rendered through February 28, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$195,453.24** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR GREEN, INC.

Karam Qaddo, PE
Area Manager

Enclosures: RNDI Pay Est. No. 01

SB

Code No. 1742
3-17-2026

Estimate No. 1
 Cut off Date 02/28/26
 Estimate Date 03/12/26

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



Project Name : Park on Westview Apartments and Building Demolition
 Contractor Name : RNDI Companies, Inc.
 Address : 311 East Interstate 30, Rockwall, TX 75087

Contract Date : 1/20/2026
 Start Date : 2/9/2026
 Current Contract Completion Date : 8/7/2026
 Substantial Completion Date :
 Percentage By Time : 11.11% In Place : 8.95%
 Date Insurance Exp. : 6/14/2026 Drug Policy Due Date: N/A Current M/SBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
 Approved Extensions : 0
 Total Contract Time : 180
 Days Used to Date : 20
 Days Remaining to Date : 160
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

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

\$2,298,807.00

No.	Date	Ext.Days	Amount

Total Approved Extensions 0

Total Change Orders to Date **\$0.00**

3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$2,298,807.00

A. EARNINGS TO DATE

1- Work Completed to Date	8.95% Complete		Current Month Billing	\$205,740.25
2- Material Stored on Site	\$0.00			<u>\$205,740.25</u>
3- Material Stored in Place	\$0.00			
4- Balance-Materials Accepted Not in Place	\$0.00	@ 85%		\$0.00
5- Work Change Directives - In Place				<u>\$0.00</u>

TOTAL EARNINGS TO DATE \$205,740.25

B. DEDUCTIONS

1- Retainage	5% Of	\$205,740.25	\$10,287.01	
2- Retainage Release	0% Of	\$205,740.25	<u>\$0.00</u>	
3- Total Retainage				\$10,287.01
4- Liquidated Damages	0.00 Days @	\$5,000.00		<u>\$0.00</u>
5- Assessments				<u>\$0.00</u>
6- Inspector Overtime Costs				<u>\$0.00</u>

TOTAL DEDUCTIONS \$10,287.01

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date	\$205,740.25	
2- Total Deductions	<u>\$10,287.01</u>	
3- Total Payments Due		<u>\$195,453.24</u>
4- Less Previous Payments		<u>\$0.00</u>
5- Restoration Adjustment		<u>\$0.00</u>

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$195,453.24

BALANCE REMAINING \$2,093,066.75

Prepared By Karam Qaddo 3/12/2026
 Karam Qaddo, P.E. (HRG) Date

Reviewed By Ruben Martinez 3/12/2026
 Ruben Martinez (PGAL) Date

Approved By: _____
 TIRZ 17 Date



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

OWNER: Memorial City Redevelopment Authority
 Attn: Accounts Payable
 11750 Katy Freeway Suite 400
 Houston, TX 77079

PROJECT: Westview Apartments
 10157 Westview Dr
 Houston, TX

DOM CONTRACTOR: RNDI Companies, Inc
 311 E Interstate 30
 Rockwall, TX 75087

VIA ARCHITECT:

APPLICATION NO: 1

PERIOD TO: 2/28/2026

CONTRACT FOR: Asbestos Abatement & Demolition
 CONTRACT DATE: 12/9/2025
 PROJECT NOS: TIR 17

Distribution to:

X	OWNER
	ARCHITECT
	CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

This application is made for payment as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached.

ORIGINAL CONTRACT SUM \$ 2,298,807.00
 Net change by Change Orders \$ 0.00
 CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,298,807.00
 TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 205,740.25

RETAINAGE
 a. 5 % of Completed Work \$ 10,287.01
 (Column D + E on G703)
 b. % of Stored Material \$ 0.00
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or) \$ 10,287.01

TOTAL EARNED LESS RETAINAGE \$ 195,453.24
 (Line 4 Less Line 5 Total)
 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
 CURRENT PAYMENT DUE \$ 195,453.24
 BALANCE TO FINISH, INCLUDING RETAINAGE \$ 2,103,353.76
 (Line 3 less Line 6)

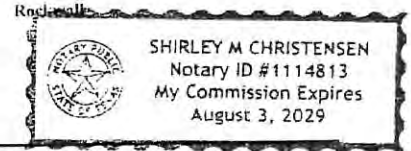
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$ - \$ -	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

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

CONTRACTOR: RNDI Companies, Inc.

By: Diana Cross

State of: TEXAS County of: Rockwall
 Subscribed and sworn to before me this day March 4, 2026
 Notary Public: Shirley M. Christensen
 My Commission expires: 8/3/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 195,453.24

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)
 ARCHITECT:

By: _____ Date: _____

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

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 2/20/2025

PERIOD TO: 3/25/2025

ARCHITECT'S PROJECT NO: TIRZ 17

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C- G)	J RETAINAGE RELEASED	K RETAINAGE WITHHELD
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD						
1	Mobilization	\$25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Premis	\$9,500.00	\$ -	\$ 9,500.00		\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00	\$ -			\$ -	0.00%	\$ 71,739.00		\$ -
4	Building Demolition 1	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00	\$ -			\$ -	0.00%	\$ 62,239.00		\$ -
7	Building Demolition 2	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ -			\$ -	0.00%	\$ 41,739.00		\$ -
10	Building Demolition 3	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
11	Foundation Removal 3	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
12	Asbestos Abatement Building 4	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
13	Building Demolition 4	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
14	Foundation Removal 4	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
15	Asbestos Abatement Building 5	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
16	Building Demolition 5	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
19	Building Demolition 6	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
20	Foundation Removal 6	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
21	Asbestos Abatement Building 7	\$61,739.00	\$ -			\$ -	0.00%	\$ 61,739.00		\$ -
22	Building Demolition 7	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ -			\$ -	0.00%	\$ 38,500.00		\$ -
25	Building Demolition 8	\$18,500.00	\$ -			\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00	\$ -			\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ -			\$ -	0.00%	\$ 51,739.00		\$ -
28	Building Demolition 9	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
29	Foundation Removal 9	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
30	Asbestos Abatement Building 10	\$69,239.00	\$ -			\$ -	0.00%	\$ 69,239.00		\$ -
31	Building Demolition 10	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	J RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)			
34	Building Demolition 11	\$13,886.00	\$ -		\$ -	\$ -	0.00%	\$ 13,886.00		\$ -
35	Foundation Removal 11	\$2,500.00	\$ -		\$ -	\$ -	0.00%	\$ 2,500.00		\$ -
36	Asbestos Abatement Building 12	\$59,239.00	\$ -		\$ -	\$ -	0.00%	\$ 59,239.00		\$ -
37	Building Demolition 12	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
38	Foundation Removal 12	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
39	Asbestos Abatement Building 13	\$69,239.00	\$ -		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
40	Building Demolition 13	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ -		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
43	Building Demolition 14	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
44	Foundation Removal 14	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ -		\$ -	\$ -	0.00%	\$ 69,239.00		\$ -
46	Building Demolition 15	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ -	\$ 80,502.05	\$ 80,502.05	\$ 80,502.05	95.00%	\$ 4,236.95		\$ 4,025.10
49	Building Demolition 16	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
50	Foundation Removal 16	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
51	Asbestos Abatement Building 17	\$73,739.00	\$ -	\$ 22,121.70	\$ 22,121.70	\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
52	Building Demolition 17	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
53	Foundation Removal 17	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
54	Asbestos Abatement Building 18	\$73,739.00	\$ -	\$ 22,121.70	\$ 22,121.70	\$ 22,121.70	30.00%	\$ 51,617.30		\$ 1,106.09
55	Building Demolition 18	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
56	Foundation Removal 18	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
57	Asbestos Abatement Building 19	\$73,739.00	\$ -	\$ 14,747.80	\$ 14,747.80	\$ 14,747.80	20.00%	\$ 58,991.20		\$ 737.35
58	Building Demolition 19	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
59	Foundation Removal 19	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
60	Asbestos Abatement Building 20	\$73,739.00	\$ -	\$ 14,747.00	\$ 14,747.00	\$ 14,747.00	20.00%	\$ 58,992.00		\$ 737.35
61	Building Demolition 20	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
62	Foundation Removal 20	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
63	Asbestos Abatement Building 21	\$73,739.00	\$ -		\$ -	\$ -	0.00%	\$ 73,739.00		\$ -
64	Building Demolition 21	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -
65	Foundation Removal 21	\$4,000.00	\$ -		\$ -	\$ -	0.00%	\$ 4,000.00		\$ -
66	Asbestos Abatement Building 22	\$73,739.00	\$ -		\$ -	\$ -	0.00%	\$ 73,739.00		\$ -
67	Building Demolition 22	\$24,062.00	\$ -		\$ -	\$ -	0.00%	\$ 24,062.00		\$ -

69	Asbestos Abatement Building 23	\$73,739.00	\$ -		\$ -	0.00%	\$ 73,739.00	\$ -
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A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	J RETAINAGE WITHHELD
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD		% (G : C)	%			
70	Building Demolition 23	\$24,062.00	\$ -			\$ -	0.00%	\$ 24,062.00		\$ -
71	Foundation Removal 23	\$4,000.00	\$ -			\$ -	0.00%	\$ 4,000.00		\$ -
72	Driveway/Parking Areas Demolition	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ -	\$ 9,500.00		\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ -	\$ 7,500.00		\$ 7,500.00	50.00%	\$ 7,500.00		\$ 375.00
76	Utility Disconnect Cut/Cap	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
77	Underground (MIFP) Utilities Removal	\$11,500.00	\$ -			\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Curbs	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
79	Ground Work	\$65,000.00	\$ -			\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ -			\$ -	0.00%	\$ 15,600.00		\$ -
81	Hydroseeding	\$12,500.00	\$ -			\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -			\$ -	0.00%	\$ -		\$ -
GRAND TOTALS		\$2,298,807.00	\$ -	\$ 205,740.25	\$ -	\$ 205,740.25	8.95%	\$ 2,068,066.75	\$ -	\$ 10,287.01

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3754

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
2/28/2026

Invoice #
2-2026-46

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	66.7%	8.00%	3,124.56
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	36.3%	2.00%	864.42
	W140 Detention				

Total	\$3,988.98
Balance Due	\$3,988.98

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

SB Code No. 1741
 3-17-2026

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 #
2/28/2026	2-2026-57

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	6%	2.00%	630.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	15%	5.00%	1,800.00
	Memorial Dr. Phase 2				

Total	\$2,430.00
Balance Due	\$2,430.00

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

SB Code No. 1738 B
 3-17-2026