

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



Agenda and Agenda Materials
Meeting of the Board of Directors

December 9, 2025

**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, December 9, 2025, 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 October 28, 2025, meeting.
4. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Westview, Detention Basin C.
 - 1) Receive bid tabulations and recommendation for Westview Property demolition services; award contract; and authorize execution of contract.
 - 2) Consider HR Green Task Order for construction phase services.
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Expansion
 - 1) Pay Application No. 10, W-140 Detention Basin, from Reytec Construction.
 - 2) Consider HR Green Supplemental Task Order for Geotech services.
 - b. Receive update from The Goodman Corporation.
5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
6. Adjourn.



Scott Bean, Zone Administrator

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

AGENDA MEMORANDUM

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

3. Approve Minutes from October 28, 2025, 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**

October 28, 2025

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, October 28, 2025, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 –Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

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

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, with the exception of Directors Freels, Durham and Iverson, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Gillian Thomas, Hawes Hill & Associates, LLP; Alia Vinson and Rachel Beeton, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Liz Miranda, District A Chief of Staff; James Rains, Deputy Chief of Staff – District G; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation and Bruce Nichols. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Antonio Ramos.

APPROVE MINUTES FROM SEPTEMBER 23, 2025, MEETING.

Upon a motion made by Director Hodges, and seconded by Director Moody III, the Board voted unanimously to approve the Minutes of the September 23, 2025, 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 progress of the Sports Complex, Detention Basin A. A City of Houston press release regarding the Sports Complex was also shared with the Board and was included in the Board materials. No action from the Board was required.

ii. Memorial Drive, Phase 2.

Mr. St. John provided an update on Memorial Drive, Phase 2, a copy of the progress report is included in the Board materials.

iii. Westview, Detention Basin C.

Mr. Ali provided an update on the work completed and bidding schedule for Westview, Detention Basin C, a copy of the Progress Report is included in the Board materials.

1) Consider Interlocal Agreement with City of Houston regarding City's contribution for demolition costs.

This item was tabled.

2) Authorize expenditure for securing site located at 10157 Westview Drive in an amount not to exceed to be determined by the Board.

Ms. Magon addressed the Board regarding the 10157 Westview Drive expenditure request. Upon a motion made by Director Rickel and seconded by Director Hodges the Board authorized expenditures for securing the site located at 10157 Westview Drive in an amount not to exceed \$250,000.00.

iv. W-140 Briar Branch Expansion

Mr. Ali provided an update on the W-140 Briar Branch expansion and storm sewer improvements, a copy of the Progress Report is included in the Board materials.

1) Pay Application No. 9, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 9, W-140 Detention Basin, from Reytec Construction in the amount of \$1,426,561.93. 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 Moody III and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 9, W-140 Detention Basin, from Reytec Construction in the amount of \$1,426,561.93, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb provided updates on funding opportunities and applications, a copy of the Goodman's Status Report is included in the Board materials.

i. W-140 Detention Basin

Mr. Webb reported on the W-140 Detention Basin. Mr. Webb will confirm the ceremony details for the upcoming ribbon cutting and will share those details with the staff and Board. No action from the Board was required.

ii. Memorial Drive Phase 2

Mr. Webb reported work orders for each segment of the Memorial Drive Phase 2 have been developed and the City of Bunker Hill has approved the associated task orders. He reported Goodman Corporation will be managing the grant.

iii. Westview Detention Basin C

1) Consider Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

Mr. Webb reviewed the resolution with the Board. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

2) Consider Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

Mr. Webb reviewed the Letter of Funding Commitment with the Board. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

APPROVE AMENDED FY2026 BUDGET REFLECTING THE MUNICIPAL SERVICES FEE.

Ms. Magon updated the Board on the changes to the budget. Upon a motion made by Director Rickel and seconded by Director Moody III, the Board voted unanimously to approve the amended FY2026 Budget reflecting the Municipal Services Fee, as presented.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed invoices for payment, included in the Board materials. Upon a motion made by Director Moody III, and seconded by Director Hodges, the Board voted unanimously to accept Bookkeeper's Report and approved payment of invoices, as presented.

ADJOURN.

Chair Givens informed the Board that the next meeting is scheduled for December 9, at 8 a.m. There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:22 a.m.

Secretary

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

AGENDA MEMORANDUM

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

4. CIP Committee update and recommendations:

- a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Westview, Detention Basin C.
 - 1) Receive bid tabulations and recommendation for Westview Property demolition services; award contract; and authorize execution of contract.
 - 2) Consider HR Green Task Order for construction phase services.
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 - 2) Consider HR Green Supplemental Task Order for Geotech services.
- b. Receive update from The Goodman Corporation.

PROGRESS REPORT

DECEMBER 2025

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - SBISD Board Communication Coordination:
 - Public Meeting
 - Benefit Evaluation – required to reprocess with new standards.
 - Nearly complete with model expansion
 - Working with City on timing to complete the BC work
 - Public meeting
 - Details:
 - Date: January 7, 2026
 - Time: 6:00-8:00
 - Location: Memorial Middle School
 - Walk through with City communications team: Friday 9:00-10:00
- Detention basin C:
 - Initial Schedule
 - Advertisement # 1 – Fri, Nov 7
 - Advertisement # 2 – Fri, Nov 14
 - Pre-Bid Meeting – Tues, Nov 18 (2 PM – 3 PM)
 - Site Visit – Thurs, Nov 20th (34 contractors)
 - Bid Opening – Fri, Dec 5th 2 PM
 - Approve contract – Tues, Dec 9th Board meeting
 - Draft Terms Sheet for Interlocal Agreement with City
- Memorial Drive – Phase II:
 - Began survey work

December 08, 2025

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

**Re: Park on Westview Apartments Site and building Demolition -
Contract Award Recommendation**

Dear Mr. Bean,

We have evaluated the bids received on December 5th, 2025, for the Park on Westview Apartments Site and building Demolition project. There was a total of nine (9) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. RNDI Companies, Inc.	\$ 2,298,807.00* (<i>Lowest bidder</i>)
2. Integrated Demolition and Remediation, Inc.	\$ 2,478,285.00
3. FH ARC Abatement DBA ARC Abatement	\$2,497,011.00
4. Grant Mackay Company, Inc.	\$2,671,464.00
5. Q Recycling & Construction Services, Inc	\$2,786,000.00
6. AAR INC	\$2,870,300.00
7. Priority Environmental Services	\$3,062,482.00
8. Inland Environments Ltd	\$3,488,880.00
9. Indi Construction	\$3,872,454.69

RNDI Companies, Inc.'s bid of \$2,298,807.00 was the lowest bid. The bid prices received are indicative of the current availability and cost of local construction resources. HR Green and PGAL have reviewed the bid and feel the bid price is appropriate for the work involved.

We believe RNDI Companies, Inc. has the necessary resources and has demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Memorial City Redevelopment Authority to award the construction contract based on the low bid of \$2,298,807.00 submitted by RNDI Companies, Inc. Please do not hesitate to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,



Muhammad Ali, P.E.
Principal

Attachments: Bid Tabulation

APPARENT LOW BIDDERS

TIRZ 17 - Park on Westview Apartments Site and Building Demolition

ID: N/A

Bid Summary	
Engineers Estimate	\$4.5M -\$5.5M
Total Bids	9
AMLT \$	\$179,478.00
AMLT %	7.81%
Average Bid	\$2,891,742.63

	Bidder	BASE BID
1	RNDI Companies, Inc. <i>Submitted: 12/05/2025 12:02:12 PM</i>	\$2,298,807.00
2	Integrated Demolition and Remediation, Inc. <i>Submitted: 12/05/2025 1:56:57 PM</i>	\$2,478,285.00
3	FH ARC Abatement DBA ARC Abatement <i>Submitted: 12/04/2025 2:38:12 PM</i>	\$2,497,011.00
4	Grant Mackay Company, Inc. <i>Submitted: 12/05/2025 11:15:09 AM</i>	\$2,671,464.00
5	Q Recycling & Construction Services, Inc. <i>Submitted: 12/05/2025 1:13:10 PM</i>	\$2,786,000.00
6	AAR INC <i>Submitted: 12/05/2025 1:33:13 PM</i>	\$2,870,300.00
7	1 Priority Environmental Services <i>Submitted: 12/05/2025 10:24:03 AM</i>	\$3,062,482.00
8	Inland Environments Ltd <i>Submitted: 12/05/2025 1:49:11 PM</i>	\$3,488,880.00
9	Indi Construction <i>Submitted: 12/05/2025 1:06:13 PM</i>	\$3,872,454.69

TASK ORDER



December 5, 2025

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 Construction Phase, Management & Inspection Services – Prak on Westview Site & Building Demolition

Dear Ms. Givens,

HR Green is pleased to submit this proposal for construction phase and management & inspection services for the Prak on Westview Site & Building Demolition Project. The project will be demolished in accordance with the recommendations identified in the demolition plans and in conformance with the specifications.

We propose to perform these services over a 6-month duration for a Not-to-Exceed amount of \$248,600.00

A detailed breakdown of the scope items and fee can be found under Exhibits “A” through “D”. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MA' with a stylized flourish.

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority/TIRZ 17

Signature Date 12-9-2025

Ann T. Givens, Chair

Print

Accepted for
City of Houston

Signature Date

Print

Attachments: Exhibit A – Scope of Services
Exhibit B – Level-of-Effort
Exhibit C – Asbestos Consulting & Monitoring Services - FERN Environmental
Exhibit D – Construction Administration - PGAL

EXHIBIT A
SCOPE OF SERVICES
TIRZ 17 - PARK ON WESTVIEW SITE AND BUILDING DEMOLITION
PH III - CONSTRUCTION PHASE

The project includes full demolition and removal of all buildings, pavement, sidewalks, vegetation, utilities, and other site features within the 9.6-acre boundary, except the existing stormwater drainage system. The site currently consists of approximately 21 apartment building sections, along with several smaller ancillary structures. In addition to building demolition, the scope of work includes the removal and proper disposal of all parking areas, concrete sidewalks, and an existing swimming pool, which is to be completely removed, and the resulting void backfilled and compacted in accordance with geotechnical recommendations.

This proposal is for construction administration and oversight. The following scope details the procedures will be followed:

A. CONSTRUCTION ADMINISTRATION – 6-MONTH DURATION

1. Preconstruction Meeting:
Schedule and conduct a pre-construction meeting with selected contractor prior to construction start date.
2. Periodic Inspections Visits:
Team will make periodic visits to the site to observe work progress and quality of executed work and to determine in general if work is proceeding in accordance to Contract Documents. In performing this service, Team will not be responsible for the techniques and sequences of construction or the safety precautions incidental thereto and will not be responsible or liable in any degree for the contractor's failure to perform the construction work in accordance with the Contract Documents, except to the extent that the Engineer fails to exercise the usual degree of care and judgment of an ordinarily prudent engineer in the same or similar circumstances and conditions.
During visits to the construction site, and on the basis of our onsite observations as an experienced and qualified design professional, Team will keep TIRZ 17 informed of the extent of the progress of the work and advise TIRZ 17 of material and substantial defects and deficiencies in the contractor's work discovered by team or otherwise brought to our attention during construction. However, it is agreed that the contractor is solely responsible for the means and methods to be used and the safety of its employees and all other persons on the job site. Team may on behalf of TIRZ 17, exercise whatever rights they may have to disapprove work and materials as failing to conform to the construction contract documents.
3. Review schedules and coordinate submittals, laboratory test results, RFI's, and other data with the design consultant
4. Prepare/process monthly invoices & monthly financial reports
Based on onsite observations and review of applications for payment accompanied by date and schedules, certified payrolls and required documentation, determine the amounts owed to Contractor and make recommendations on the monthly and final estimates for payment to TIRZ 17. Furnish certifications, written guarantees, maintenance bonds and additional documentation required under the construction Contract Documents.
5. Conduct Substantial Completion Inspection & Develop Punch list and Substantial Certificate Completion:
 - a. Review progress of work for Substantial Completion walk-through
 - b. Coordinate with PGAL to develop a punch list of items for correction
 - c. Substantiate items that are completed

- d. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) & Final Acceptance or 2nd walk through
 - e. Issue Final Completion & Acceptance letter to City recommending acceptance & release of final payment
 - f. Coordinate contractors, CM/CI to provide complete record of As-Builts Drawing
 - g. Within thirty (30) days after receipt of As-Builts from the contractor to the CM, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format)
6. Bi-weekly Progress Meetings
Bi-weekly progress meetings will be conducted with contractor.

EXHIBIT B**PARK ON WESTVIEW SITE AND BUILDING DEMOLITION
INSPECTION AND CONSTRUCTION PHASE SERVICES**

DESCRIPTION OF WORK TASKS	PRINCIPAL	Sr. PROJ MANAGER	Sr. PROJ ENGINEER	GRAD ENGINEER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
Construction Oversight/Adminstration (6-month duration)							
1 Preconstruction Meeting	1	2	4			7	\$1,580.00
2 Periodic Inspection Visits (5 hours per week, 6 months)		12	59	59		130	\$21,705.00
3 Review schedule & Coordinate submittals ,RFI's, & other data		4	8	40		52	\$7,400.00
4 Prepare/process monthly invoices and financial reports		24	6		6	36	\$7,980.00
5 Substantial and Final Completion Walkthroughs (2) and Develop Punch list and Substantial & Final Certificate Completion (2)	2	4.5	20	12		38.5	\$7,070.00
6 Bi-weekly Progress Meetings		6	6			12	\$2,730.00
Total	3	52.5	103	111	6	275.5	\$48,465.00
TOTAL HOURS	3	52.5	103	111	6	275.5	
Contract Labor Rate	\$280.00	\$260.00	\$195.00	\$120.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$840.00	\$13,650.00	\$20,085.00	\$13,320.00	\$570.00		\$48,465.00

SUBCONTRACTED/EXPENSES/ADDITIONAL ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	SUB MGMT	TOTAL
1 Printing and Reproduction/Mileage/Deliveries		\$1,004.20
2 Asbestos Consulting & Monitoring Services - FERN Environmental (Exhibit C)	10%	\$138,630.80
3 Construction Administration - PGAL (Exhibit D)	10%	\$60,500.00
TOTAL SUBCONTRACTED ENGINEERING SERVICES		\$200,135.00

Grand Total	
Construction Admin	\$48,465.00
Add/Expenses/Sub	\$200,135.00
Grand Total	\$248,600.00

EXHIBIT C



December 1, 2025

Mr. Muhammad Ali, PE, ENV SP
Practice Leader - Transportation
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079
O: 832-318-8800 C: 619-277-4932

Re: Asbestos Consulting & Monitoring Services
Vacant Apartment Complex
10157 Westview Dr.
Houston, TX 77043
Proposal No. 02-22225R2

Dear Mr. Ali,

We are presenting the following proposal to provide time and materials/not to exceed costs for environmental consulting and testing services for the abatement and demolition project at the above referenced facility in Houston, Texas. FERN Environmental (FERN) is a Texas Department of State Health Services (DSHS) licensed Asbestos Consultant Agency.

WORK SCOPE

- An asbestos abatement specification will be prepared by a TDSHS licensed asbestos consultant. The specification will outline the scope of the abatement work, applicable regulatory requirements, and recommended work methods.
- Air monitoring will be conducted by a licensed air monitoring technician, during work at the site, as required by the City of Houston, Texas Department of State Health Services (TDSHS) and Environmental Protection Agency (EPA) regulations. Daily rates are based on monitoring a crew of up to ten workers over a shift of up to ten hours. Multiple crews will require additional technicians.
- During abatement activities, inspections will be performed and daily field notes will be compiled to document activities at the work site. The TDSHS-licensed air monitoring technician will be on-site while work is being done by the abatement contractor. The contractor's work methods will be noted to monitor compliance with the contract documents, regulations and specifications.
- Ambient air monitoring samples will be collected and analyzed by Phase Contrast Microscopy (PCM) at a licensed laboratory in accordance with NIOSH Method 7400.
- Visual inspections will be conducted upon completion of work. Clearance samples will be collected in the work areas to ensure that regulatory clearance levels have been achieved.
- Daily field notes, test results and other relevant documents will be compiled into the final report for the project.

PROJECT COSTS

The costs for providing the described services are presented below:

<u>Item</u>	<u>Rate</u>	<u>Cost</u>
Abatement Specification Development	LS	\$ 1,150.00
Project monitoring / Air testing (Licensed Air Monitoring Technician)	\$750.00/shift x 144 ea	\$108,000.00
Ambient Air Sample Analyses	\$16.00/ea	\$ 16,128.00
Final Report	Lump Sum	\$ 750.00
	Total:	\$ 126,028.00

Thank you for the opportunity to provide environmental services on this project. If the scope and costs are acceptable, please return a notice to proceed or purchase order, by email to greg@fernenvironmental.com. If there are any questions please feel free to contact me at (832) 797-3059.

Respectfully Submitted,
FERN Environmental, LLC



Gregory Lall
DSHS Licensed Consultant



Revised
December 5, 2025

Mr. Muhammad Ali, PE
Principal
HR Green Engineering
11750 Katy Freeway, Suite 400.
Houston, Texas 77079

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Re: Proposal for CA Services for the TIRZ 17 Westview Demolition Project
10157 Westview Dr, Houston, TX
PGAL Project No. 1008697.00

Dear Muhammad,

At the request of HR Green, PGAL is pleased to submit our proposal for Construction Administration phases services related to the demolition of multiple existing structures and site elements located at 10157 Westview Dr, Houston, TX. The overall project work is being completed for TIRZ 17 – Memorial City Redevelopment Authority (Owner). PGAL will provide architectural and project management services and work in coordination with HR Green for civil engineering oversight and the separately contracted environmental consultant PGAL's scope of services is outlined as follows:

BASIC SERVICES

1. Visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the portion of work completed, and to determine, in general, if the work is proceeding in accordance with the Contract Documents. In performing these services, PGAL will keep the Owner reasonably informed about the progress and quality of work completed.
2. Attend weekly or bi-weekly Owner-Architect-Contractor progress meetings (OAC), either in person or virtual.
3. Respond to Contractor Request for Information (RFI's) and issue Proposal Requests as directed by the Owner.
4. Review submittals and shop drawings, furnished by Contractor, for compliance with the Contract Documents.
5. Review monthly Contractor's Application for Payment and provide input for adjustments or approval based upon evaluation of Work progress.
6. Review Work progress to determine the date or dates of Substantial Completion and the date of Final Completion. Issue a final Certificate for Payment upon compliance with the requirements of the Contract Documents.
7. Prepare punch list(s) and review final punch list.
8. PGAL shall advise and consult with the Owner during the Construction Phase of the project but shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall PGAL be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

SCHEDULE

Our proposed Construction Administration services are based on an assumed construction phase schedule of 26 weeks.

COMPENSATION

PGAL will provide these services on an hourly basis not to exceed \$54,500 plus reimbursable expenses as described below.

PHASE	FEE
Construction Administration Phase	\$54,500.00
Total Proposed CA Phase Fee	\$54,500.00
Reimbursable Expenses Allowance	\$ 1,000.00
Total Fees & Expenses	\$55,500.00

Reimbursable Costs:

PGAL expects to be reimbursed for any out-of-pocket expenses we incur on behalf of the project such as cost of reproduction, plotting, special handling or delivery, permit fees, and authorized travel. We recommend a budget of **\$1,000** for reimbursable expenses, in addition to our proposed fees.

EXCLUSIONS

PGAL's proposed services do not include:

1. Civil or Structural Engineering or any other consultant not listed.
2. Modifications or revisions to the Issue for Construction documents
3. Construction Phase services beyond 26 weeks

Best Regards,

PGAL



Cheryl Gajeske, AIA, LEED AP BD+C
Executive Vice President

PROGRESS REPORT— DECEMBER 2025

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

- Continued with street demolition.
- Continued storm sewer installation in neighborhood.
- Continued valve vault concrete.

NEXT STEPS

- Continue concrete pilot channel installation.
- Continue valve vault concrete.
- Continue toe drain.
- Continued pilot channel installation.
- Continue storm sewer installation.
- Begin subgrade stabilization and roadway pavement.

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— DECEMBER 2025

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	\$8,001,164.22
Current Payment Due (Minus Retainage)	\$1,177,192.26
Contract Completion Date	April 20, 2026
Balance Remaining	\$4,487,831.75

PROGRESS PHOTOS



Storm Sewer Installation



Roadway Subgrade



Valve Vault Wall



Wet Wall



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

December 3, 2025

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. 10

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 10 in the amount of \$1,177,192.26 for construction services rendered through November 21, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$1,177,192.26** 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 blue ink handwritten signature, appearing to be 'MA', written over a white background.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 10

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 #10
Date: December 2, 2025

This memo serves as notification of approval of Pay Estimate #10 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 10/1/2025 to 11/21/2025. 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 \$1,177,192.26 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
Running Totals	\$9,178,356.49	\$3,394,000.00	\$5,784,356.49

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

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 9.0% of the bid schedule, bringing the project earned value to 70.3%. Elapsed contract time is 312 of 470 calendar days (66.4%). There have been no approved change orders to the contract. 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.

Item Category	Item Description	% Complete this Period	Total % Completed
General Items	Uniformed Peace Officers	2.13%	96.34%
Demolition	Storm Sewer Pipe, Manholes, Inlets	29.77%	69.08%
Traffic Control	Traffic Control, Move Concrete Barrier	11.34%	83.20%
Roadway	Reinforced Concrete Pavement (6")	5.91%	5.91%
Drainage	Brick Plug in RCB, TYP C-1 Inlet & 4-ft Round Manhole, 24-/30-in Storm Sewer, 7'x7' RCB, Trench Safety System	37.61%	81.24%
Sanitary	15-in Casing, 10-in Sewer	84.15%	84.15%
Detention Basin	Toe Drain, Granular Fill	1.00%	87.21%
Pump Station	Structural - Wet Well	3.02%	40.70%
Extra Work Items	Temporary Basin Pumping	9.76%	57.32%

Estimate No. 10
Cut off Date 11/21/25
Estimate Date 12/02/25

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



Project Name : W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
Contractor Name : Reytec Construction Resources, Inc.
Address : 1901 Hollister St. Houston, TX 77080

WBS No. N-T17000-0021-3

Contract Date	: 10/15/2024	M/SBE : 21.43%	CONTRACT TIME IN CALENDAR DAYS	
Start Date	: 1/6/2025	Current M/SBE : 3.96%	Original Contract Time	: 470
Current Contract Completion Date	: 4/20/2026	WBE : 6.78%	Approved Extensions	: 0
Substantial Completion Date	:	Current WBE : 7.40%	Total Contract Time	: 470
Percentage By Time	: 67.87%	In Place : 67.47%	Days Used to Date	: 319
Date Insurance Exp. :	9/30/2025	Drug Policy Due Date: N/A	Days Remaining to Date	: 151
			Schedule Update Received	:

CONTRACT AMOUNT TO DATE :

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

\$13,797,688.00

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)

\$13,797,688.00

A. EARNINGS TO DATE

1- Work Completed to Date	67.47% Complete	Current Month Billing	\$1,239,149.75
2- Material Stored on Site	\$333,993.05		\$9,309,856.25
3- Material Stored in Place	\$0.00		
4- Balance-Materials Accepted Not in Place	\$392,933.00	@ 85%	\$333,993.05
5- Work Change Directives - In Place			\$0.00

TOTAL EARNINGS TO DATE **\$9,309,856.25**

B. DEDUCTIONS

1- Retainage	5%	Of	\$9,309,856.25	\$465,492.81
2- Retainage Release	0%	Of	\$9,309,856.25	\$0.00
3- Total Retainage				\$465,492.81
4- Liquidated Damages	0.00	Days @	\$2,000.00	\$0.00
5- Assessments				\$0.00
6- Inspector Overtime Costs				\$0.00

TOTAL DEDUCTIONS **\$465,492.81**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date	\$9,309,856.25
2- Total Deductions	\$465,492.81
3- Total Payments Due	
4- Less Previous Payments	\$9,178,356.49
5- Restoration Adjustment	\$8,001,164.22
	\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE **\$1,177,192.26**

BALANCE REMAINING **\$4,487,831.75**

Prepared By David G. Greaney 12/3/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 12/3/2025
Muhammad Ali, P.E. Date

Approved By: _____
TIRZ 17 Date

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ17

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

Contractor:

Raytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date:

12/2/2025

Pay Period:

10/1/2025 - 11/21/2025

Pay Estimate No.

10

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	\$ 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	307.50	322.00	629.50	\$ 17,710.00	\$ 34,622.50	63%	
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	2046.75	1021.00	3067.75	\$ 12,252.00	\$ 36,813.00	81%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	291.00	1522.00	1813.00	\$ 2,283.00	\$ 2,719.50	82%	
8	REMOVE AND DISPOSE OF CONC DRIVEWAYS	SY	424	\$ 12.00	\$ 5,088.00	0.00		0.00	\$ -	\$ -	0%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00		0.00	\$ -	\$ -	0%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	80.00	306.50	386.50	\$ 6,130.00	\$ 7,730.00	58%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	1.00	4.00	5.00	\$ 3,400.00	\$ 4,250.00	71%	
12	REMOVE AND DISPOSE OF EXIST INLETS	EA	6	\$ 850.00	\$ 5,100.00	0.00	5.00	5.00	\$ 4,250.00	\$ 4,250.00	83%	
13	CUT AND PLUG PIPES	EA	3	\$ 2,000.00	\$ 6,000.00	0.00		0.00	\$ -	\$ -	0%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	0.90	0.10	1.00	\$ 11,250.00	\$ 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	329.00	390.75	719.75	\$ 5,661.25	\$ 10,796.25	82%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00		0.00	\$ -	\$ -	0%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	0.00		0.00	\$ -	\$ -	0%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	0.00		0.00	\$ -	\$ -	0%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	0.00	475.50	475.50	\$ 38,040.00	\$ 38,040.00	31%	
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	0.00		0.00	\$ -	\$ -	0%	
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	0.00		0.00	\$ -	\$ -	0%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	0.00		0.00	\$ -	\$ -	0%	
24	TYPE D HOT MIX ASPHALTIC CONC PAV. (1-1/2") INCL. TACKCOAT	TON	362	\$ 250.00	\$ 90,500.00	0.00		0.00	\$ -	\$ -	0%	
25	REINFORCED CONCRETE SIDEWALK (4-1/2" THICK)	SF	152	\$ 25.00	\$ 3,800.00	0.00		0.00	\$ -	\$ -	0%	
26	CONSTRUCT ADA COMPLAINT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00		0.00	\$ -	\$ -	0%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	0.00		0.00	\$ -	\$ -	0%	
28	7-INCH HES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	300	\$ 20.00	\$ 6,000.00	0.00		0.00	\$ -	\$ -	0%	
29	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00	0.00		0.00	\$ -	\$ -	0%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	0.00		0.00	\$ -	\$ -	0%	
Pavement Marking Items												
31	THERMOPLASTIC PAVEMENT MARKINGS - (W) (12") (SLD)	LF	132	\$ 5.00	\$ 660.00	0.00		0.00	\$ -	\$ -	0%	
32	THERMOPLASTIC PAVEMENT MARKINGS - (W) (24") (SLD)	LF	65	\$ 10.00	\$ 650.00	0.00		0.00	\$ -	\$ -	0%	
33	RASIED PAVEMENT MARKERS TYPE II (A-A)	EA	34	\$ 10.00	\$ 340.00	0.00		0.00	\$ -	\$ -	0%	
34	THERMOPLASTIC PAVEMENT MARKINGS - (Y)(4") (SLD)	LF	1274	\$ 2.50	\$ 3,185.00	0.00		0.00	\$ -	\$ -	0%	
Drainage Items												
35	BRICK PLUG IN RCB	SF	240	\$ 50.00	\$ 12,000.00	0.00	98.00	98.00	\$ 4,900.00	\$ 4,900.00	41%	
36	TYP C-1 INLET W/ ONE EXTENSION	EA	13	\$ 6,500.00	\$ 84,500.00	0.00	8.00	8.00	\$ 52,000.00	\$ 52,000.00	62%	
37	7x20" TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	2.00	0.75	2.75	\$ 5,625.00	\$ 20,625.00	55%	
38	TYP C 4-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	3	\$ 9,000.00	\$ 27,000.00	0.00	3.00	3.00	\$ 27,000.00	\$ 27,000.00	100%	
39	TYP C 4-FOOT DIA PRECAST MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	0.00	6.00	6.00	\$ 18,000.00	\$ 18,000.00	60%	
40	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	0.00	2.00	2.00	\$ 60,000.00	\$ 60,000.00	67%	
41	DESIGN, FURNISH, AND INSTALL 9"x9" JUNCTION BOX W/ 4"x3" RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$ -	\$ 30,000.00	100%	
42	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00	0.00		0.00	\$ -	\$ -	0%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	0.00		0.00	\$ -	\$ -	0%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	0.00	72.00	72.00	\$ 14,400.00	\$ 14,400.00	48%	
45	30-INCH DIA STM SWR BY OPEN CUT	LF	14	\$ 300.00	\$ 4,200.00	0.00	13.00	13.00	\$ 3,900.00	\$ 3,900.00	93%	
46	7x7" RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	1061.00	743.38	1804.38	\$ 669,051.00	\$ 1,623,951.00	80%	
47	7x5" RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	27.00		27.00	\$ -	\$ 35,100.00	68%	
48	7x4" RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	65.00	86.17	151.17	\$ 107,712.50	\$ 188,962.50	137%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	1153.00	933.00	2086.00	\$ 4,665.00	\$ 10,430.00	81%	
SWPPP Items												
50	INLET PROTECTION BARRIER	LF	78	\$ 25.00	\$ 1,950.00	78.00		78.00	\$ -	\$ 1,950.00	100%	
51	BAGGED GRAVEL BARRIER	LF	369	\$ 25.00	\$ 9,225.00	66.00		66.00	\$ -	\$ 1,650.00	18%	
52	REINFORCED SILT FENCE	LF	2059	\$ 2.00	\$ 4,118.00	2059.00		2059.00	\$ -	\$ 4,118.00	100%	
53	ROCK FILTER DAME - TYPE 2	LF	109	\$ 50.00	\$ 5,450.00	40.00		40.00	\$ -	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00		66.00	\$ -	\$ 2,310.00	60%	
Water Line Items												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00		1.00	\$ -	\$ 5,000.00	100%	
56	OFFSET OF EXIST 1-1/2" TO 2" DIA SERVICE LINE, LONG SIDE	EA	20	\$ 4,000.00	\$ 80,000.00	0.00		0.00	\$ -	\$ -	0%	
57	REMOVE OF EXIST WATER LINE (ALL SIZES)	LF	460	\$ 12.00	\$ 5,520.00	0.00		0.00	\$ -	\$ -	0%	
58	TRENCH SAFETY SYSTEM	LF	395	\$ 10.00	\$ 3,950.00	325.00		325.00	\$ -	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00		179.00	\$ -	\$ 44,750.00	88%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	146.00		146.00	\$ -	\$ 51,100.00	78%	
61	FIRE HYDRANT BRANCH	EA	3	\$ 250.00	\$ 1,250.00	1.00		1.00	\$ -	\$ 250.00	20%	
62	FIRE HYDRANT ASSEMBLY	EA	1	\$ 15,000.00	\$ 15,000.00	1.00		1.00	\$ -	\$ 15,000.00	100%	
63	REMOVING AND SALVAGING FIRE HYDRANT	EA	1	\$ 550.00	\$ 550.00	1.00		1.00	\$ -	\$ 550.00	100%	
64	CUT, PLUG, & ABANDON (6 IN)	EA	7	\$ 1,250.00	\$ 8,750.00	1.00		1.00	\$ -	\$ 1,250.00	14%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	0.00		0.00	\$ -	\$ -	0%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	7.00		7.00	\$ -	\$ 10,500.00	58%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	2.00		2.00	\$ -	\$ 4,000.00	29%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	0.00		0.00	\$ -	\$ -	0%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	0.00	31.00	31.00	\$ 7,750.00	\$ 7,750.00	78%	
70	10-INCH SAN SWR BY OPEN CUT	LF	19	\$ 500.00	\$ 9,500.00	0.00	19.00	19.00	\$ 9,500.00	\$ 9,500.00	100%	
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	0.00		0.00	\$ -	\$ -	0%
76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00		1459.00	\$ -	\$ 14,590.00	95%
77	REMOVE AND DISPOSE OF EXIST CONC AND CURB/GUTTER	LF	60	\$ 5.00	\$ 300.00	0.00		0.00	\$ -	\$ -	0%
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$ 300.00	\$ 600.00	2.00		2.00	\$ -	\$ 600.00	100%
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$ 350.00	\$ 1,050.00	3.00		3.00	\$ -	\$ 1,050.00	100%
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 350.00	\$ 1,750.00	5.00		5.00	\$ -	\$ 1,750.00	100%
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00		5.00	\$ -	\$ 1,250.00	100%
82	REMOVE AND DISPOSE OF METAL POST WITH POST/CV BOX	EA	2	\$ 250.00	\$ 500.00	2.00		2.00	\$ -	\$ 500.00	100%
83	REMOVE, STOCKPILE, AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 51,800.00	370.00		370.00	\$ -	\$ 25,900.00	50%
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	0.00	850.00	850.00	\$ 29,750.00	\$ 29,750.00	67%
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$ 1,500.00	\$ 1,500.00	0.00	1.00	1.00	\$ 1,500.00	\$ 1,500.00	100%
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$ 20.00	\$ 82,080.00	0.00		0.00	\$ -	\$ -	0%
87	GRANULAR FILL 3'x5' (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	0.00	284.00	284.00	\$ 22,720.00	\$ 22,720.00	14%
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 29,880.00	249.00		249.00	\$ -	\$ 29,880.00	100%
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$ 150.00	\$ 18,600.00	124.00		124.00	\$ -	\$ 18,600.00	100%
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$ 5,000.00	\$ 10,000.00	2.00		2.00	\$ -	\$ 10,000.00	100%
91	CARE AND CONTROL OF WATER	LS	1	\$ 60,000.00	\$ 60,000.00	0.95		0.95	\$ -	\$ 57,000.00	95%
92	EXCAVATION AND OFFSITE DISPOSAL	CY	57400	\$ 20.00	\$ 1,148,000.00	51660		51660.00	\$ -	\$ 1,033,200.00	90%
93	EXCAVATION, STOCKPILE, AND RE-USE SOIL	CY	200	\$ 30.00	\$ 6,000.00	200		200.00	\$ -	\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36		1810.36	\$ -	\$ 90,518.00	81%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	985		985.00	\$ -	\$ 147,750.00	90%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0		0.0000	\$ -	\$ -	0%
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0		0.00	\$ -	\$ -	0%
98	RIPRAP (GRADE NO. 1) (18")	SY	164	\$ 120.00	\$ 19,680.00	0		0.00	\$ -	\$ -	0%
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$ 20.00	\$ 3,150,000.00	157500		157500.00	\$ -	\$ 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	0.00	1.00	1.00	\$ 5,000.00	\$ 5,000.00	100%
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 5.00	\$ 2,250.00	391		391.00	\$ -	\$ 1,955.00	87%
103	4x4' PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$ 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	0.9		0.90	\$ -	\$ 270,000.00	90%
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9		0.90	\$ -	\$ 270,000.00	90%
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	0.00	0.50	0.50	\$ 37,500.00	\$ 37,500.00	50%
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	0.00	1.00	1.00	\$ 25,000.00	\$ 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	0.6	0.3	0.30	\$ 30,000.00	\$ 90,000.00	90%
110.3	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0		0.00	\$ -	\$ -	0%
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0		0.00	\$ -	\$ -	0%
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0		0.00	\$ -	\$ -	0%
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF										
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	2	\$ 5,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 160,000.00	\$ 160,000.00	0		0.00	\$ -	\$ -	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 100,000.00	\$ 100,000.00	0		0.00	\$ -	\$ -	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 7,500.00	\$ 7,500.00	0		0.00	\$ -	\$ -	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0		0.00	\$ -	\$ -	0%
Tree Protection Items											
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0		0.00	\$ -	\$ -	0%
128	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00	0		0.00	\$ -	\$ -	0%
Landscaping Items											
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0		0.00	\$ -	\$ -	0%
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	9	2	11.00	\$ 2,000.00	\$ 11,000.00	73%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5		5.00	\$ 750.00	\$ 750.00	50%
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0		0.00	\$ -	\$ -	0%
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0		0.00	\$ -	\$ -	0%
Cash Allowance Items											
135	Street Cut Permit	CA	1	\$ 5,000.00	\$ 5,000.00	0		0.00	\$ -	\$ -	0%
136	Street Lights	CA	1	\$ 10,000.00	\$ 10,000.00	0		0.00	\$ -	\$ -	0%
137	Work Change Directives	CA	1	\$ 477,504.50	\$ 477,504.50	0		0.00	\$ -	\$ -	0%
137.01	WCD No. 1 cast in place structures	LS	1	\$ 12,552.25	\$ 12,552.25	1		1	\$ 0	\$ 12,552.25	1
137.02	WCD No. 2 relocation of utilities Windhover	LS	1	\$ 4,455.10	\$ 4,455.10	1		1	\$ 0	\$ 4,455.10	1
137.03	WCD No. 3 soil contamination testing	LS	1	\$ 5,488.15	\$ 5,488.15	1		1	\$ 0	\$ 5,488.15	1

\$ 13,797,688.00

This Month's Billings \$ 1,239,149.75

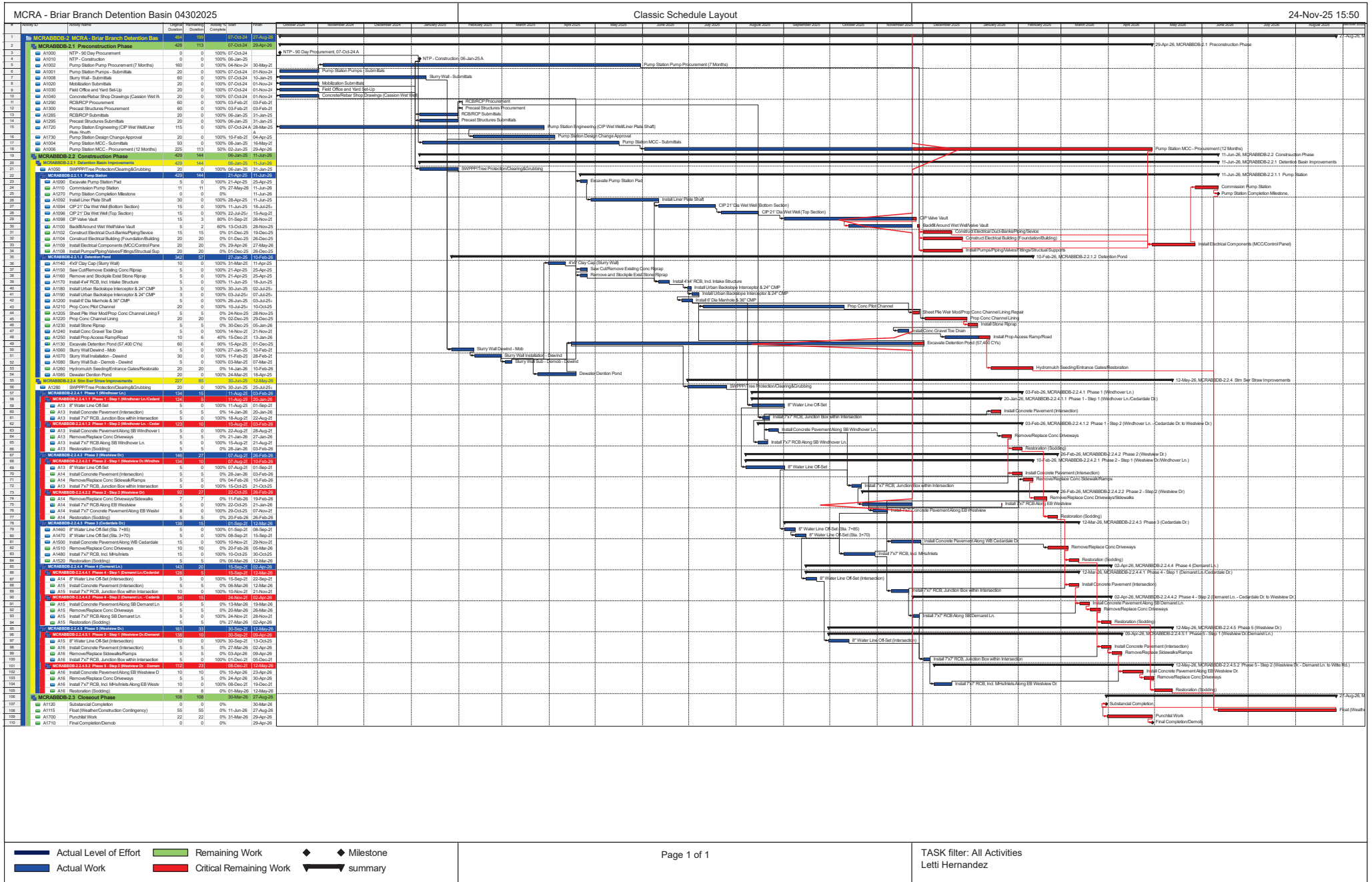
STORED MATERIALS

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

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

Pay Item No.	Material	Vendor Invoice No. 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	122626				1	\$ 264,734.00			1	\$ 264,734.00
4	(3) lump sump price		\$ 264,734.00								
109	12' Pipe gate		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
110	Wet well		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
111	Valve vault		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
113	Intake structure		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
	CMU control building		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
TOTALS				\$	-	\$	392,933.00	\$	-	\$	392,933.00

COH Allowance 85% \$ 333,993.05



MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORMLegal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTSOutline Agreement No.: _____ WBS No.: N-T17000-0021-3Contractor'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)

11/24/2025

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: 11/24/2025

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, November 21, 2025
 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 (WBE)
Jan-25	\$0	\$0		\$0
Feb-25	\$0	\$0		\$0
Mar-25	\$0	\$0		\$0
Apr-25	\$0	\$0		\$0
May-25	\$0	\$0		\$0
Jun-25	\$0	\$0		\$0
Jul-25	\$49,589	\$49,589		\$0
Aug-25	\$203,811	\$72,239	\$131,572	\$0
Sep-25	\$842,508	\$62,491	\$112,938	\$667,079
Oct-25	\$450,461	\$14,865	\$81,503	\$354,094
Nov-25	\$21,633	\$0	\$21,633	\$0
Dec-25	\$0	\$0		\$0
Jan-26	\$0	\$0		\$0
Feb-26	\$0	\$0		\$0
Mar-26	\$0	\$0		\$0
Jun-26	\$0	\$0		\$0
\$	\$1,568,001	\$199,183	\$347,646	\$1,021,173
%	11.36%	1.44%	2.52%	7.40%
GOAL		9.00%	8.00%	11.00%

Contract Amount: \$13,797,688
 Goal % 20.00%
 Projected Goal% 11.36%
 Goal \$ \$2,759,538
 Project Goal \$ \$1,568,001

	Project Goal	To Date Utilization
MBE	17.00%	3.96%
WBE	11.00%	7.40%
SBE	0.00%	
TOTAL	28.00%	11.36%

TASK ORDER



November 25, 2025

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

Re: Proposal for 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 \$41,929. 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	\$38,117	10%	\$41,929

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

Sincerely,

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

Muhammad Ali, P.E.
Principal

Accepted for
Memorial City Redevelopment Authority / TIRZ 17

Signature Date 12-9-2025

Ann T. Givens, Chair

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

November 25, 2025

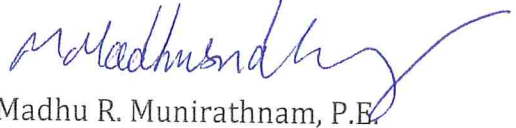
Mr. David G. Greaney, PE
Construction Manager
David.greaney@hrgreen.com

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

Dear Mr. Greaney,

The earlier allocated budget amount for Geotest Engineering for the referenced project is \$94,582.00. 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 \$38,117.00 additional funds, which will increase the total to \$132,699.00. 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

11/25/25

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

	<u>Quantity</u>		<u>Unit</u> <u>Rate</u>		<u>Amount</u>
PERSONNEL					
2 Project Engineer, P.E.	<u>1</u>	x	\$170.00 / Hr	=	<u>\$170.00</u>
2-1 Project Engineer, P.E. (Report Review)	<u>100</u>	x	\$50.00 / Report	=	<u>\$5,000.00</u>
10 Technician ACI I or II	<u>360</u>	x	\$60.00 / Hr	=	<u>\$21,600.00</u>
10-1 Technician ACI I or II, OT	<u>36</u>	x	\$90.00 / Hr	=	<u>\$3,240.00</u>
22 Vehicle Charge	<u>45</u>	x	\$9.00 / Hr	=	<u>\$405.00</u>
PORTLAND CEMENT CONCRETE					
203 Compressive Str. (Cylinder) (C-39)	<u>360</u>	x	\$19.00 / Ea	=	<u>\$6,840.00</u>
SOILS					
1001 Liquid & Plastic Limits (D 4318)	<u>1</u>	x	\$68.00 / Ea	=	<u>\$68.00</u>
1004 Percent Passing #200 Sieve (D 1120)	<u>1</u>	x	\$52.00 / Ea	=	<u>\$52.00</u>
1006 OMD Standard Compaction (D 698)	<u>1</u>	x	\$221.00 / Ea	=	<u>\$221.00</u>
1011 Optimum Lime Content - PI Method		x	\$271.00 / Ea	=	
TREATED SOILS					
1008 OMD Strength Compaction, Treated (D 558)	<u>1</u>	x	\$245.00 / Ea	=	<u>\$245.00</u>
1013 Nuclear Density Gauge (D 6938)		x	\$10.00 / Hr	=	
1014 Compressive Strength (D 1633)	<u>4</u>	x	\$69.00 / Ea	=	<u>\$276.00</u>
TOTAL					\$38,117.00

Memorial City Redevelopment Authority Status Update

As of December 1, 2025

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

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

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

- Design progressing.
- TGC grant management continues.

Detention Basin C (Funding Pursuit)

- TGC continued development of the grant application in pursuit of EDA funding for the detail design phase of this project. The application will request approximately \$5M in EDA funding to support the project. An application to include supporting documentation is scheduled for completion in mid-January 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

5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

October 31, 2025

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	32,948,329.82	8,087,422.44	1,604,197.66	42,639,949.92
Revenue	1,595,016.00	26,773.19	5,608.97	1,627,398.16
Expenditures	1,511,878.30	1,478,375.96	0.00	2,990,254.26
Ending Balance	33,031,467.52	6,635,819.67	1,609,806.63	41,277,093.82

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

October 31, 2025

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

November 30, 2025

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	33,031,467.52	6,635,819.67	1,609,806.63	41,277,093.82
Revenue	108,226.04	21,753.89	5,266.20	135,246.13
Expenditures	1,750.00	0.00	0.00	1,750.00
Ending Balance	33,137,943.56	6,657,573.56	1,615,072.83	41,410,589.95

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

November 30, 2025

General Operating Fund

BEGINNING BALANCE: 32,948,329.82

REVENUE:

Checking Interest - Wells Fargo	644.52
Texpool Interest	115,989.33
Wells Fargo/TexSTAR (Surplus Funds) Interest	6.19
Due from CPF Series 2025	1,478,375.96
Voided Check(s)	0.00

Total Revenue: 1,595,016.00

DISBURSEMENTS:

Checks Presented At Last Meeting	1,511,878.30
Checks Written at/after Last Meeting	0.00
Bank Fees	0.00

Total Expenditures 1,511,878.30

Ending Balance: 33,031,467.52

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	21,396.99
TexPool	*0001	4.1418	33,008,299.65
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.1167	1,770.88
		Total	33,031,467.52

General Operating Fund

BEGINNING BALANCE: 33,031,467.52

REVENUE:

Checking Interest - Wells Fargo	11.75
Texpool Interest	108,209.50
Wells Fargo/TexSTAR (Surplus Funds) Interest	4.79
Voided Check(s)	0.00

Total Revenue: 108,226.04

DISBURSEMENTS:

Checks Presented At Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Paying Agent Fees	1,750.00
Bank Fees	0.00

Total Expenditures 1,750.00

Ending Balance: 33,137,943.56

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	21,408.74
TexPool	*0001	3.9885	33,116,509.15
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.0256	25.67
		Total	33,137,943.56

Memorial City Redevelopment Authority
Checks Presented
December 9, 2025

Num	Name	Description	Amount
3701	Allen Boone Humphries Robinson LLP	Legal Fees	-3,827.50
3702	Equi-Tax, Inc	Tax Assessor/Collector	-1,100.00
3703	ETI Bookkeeping Services	Bookkeeping Fee	-2,438.56
3704	Gauge Engineering, LLC	Engineering	-225.00
3705	Hawes Hill & Associates	Professional Consultant	-20,000.00
3706	McCall Gibson Swedlund Barfoot PLLC	Auditor	-13,000.00
3707	The Goodman Corporation Inc	Consultant Fee	-10,330.00
3708	TML Intergovernmental Risk Pool	Insurance	-1,862.00
3709	Gauge Engineering, LLC	Engineering - Capital Projects	-85,096.01
3710	HR Green	Engineering - Capital Projects	-63,600.87
3711	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-1,177,192.26
3712	Seal Security Solutions LLC	Detention Basin C - Capital Projects	-44,778.00
3713	SMC Landscape Services	Detention Basin C - Capital Projects	-3,090.58
3714	Spring Branch ISD	Detention Basin C - Capital Projects	-17,799.14
3715	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-7,657.00
Total			-1,451,996.92

Capital Projects Fund

BEGINNING BALANCE		6,635,819.67
REVENUE		
Bond Proceeds	0.00	
TexPool Interest	21,753.89	
Voided Check(s)	0.00	
Total Revenue		21,753.89
EXPENDITURES		
Land Purchase for Detention Basin C	0.00	
Transfer to GOF	0.00	
Bank Fees	0.00	
Total Expenditures		0.00
ENDING BALANCE		6,657,573.56

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.9885	6,657,573.56
		Total	6,657,573.56

**Memorial City Redevelopment Authority
Investment Report
November 30, 2025**

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	3.9885	33,014,241.14	1.00018	33,008,299.65	108,209.50	0.00	132,085,196.74	3.98850	33,116,509.15
DSF	TexPool	3.9885	3,813.51	1.00018	3,812.82	12.48	0.00	15,257.21	3.98850	3,825.30
GOF	Wells Fargo/ TexStar	4.0256	1,775.31	1.00250	1,770.88	11.75	(1,756.96)	103.34	4.02560	25.67
CPF	TexPool	3.9885	6,647,764.15	1.00180	6,635,819.67	21,753.89	0.00	26,553,732.14	3.98850	6,657,573.56
DSF	Wells Fargo/ TexStar DSF	4.0256	1,591,044.78	1.00025	1,590,647.12	5,203.52	(0.00)	6,424,256.34	4.02560	1,595,850.64
DSF	Wells Fargo/ TexStar PI Rev	4.0256	15,350.53	1.00025	15,346.69	50.20	(0.00)	61,981.72	4.02560	15,396.89

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	1.08	6/8/2015	21,396.99	11.75	0.00	21,408.74

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	21,408.74	BNYM	250,000	FDIC	250,000	250,000

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
November 2025

			November			Year to Date (5 Months)			Annual
			Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income									
1000 · Income									
6001 · City Tax Revenue			1,619,437	1,677,771	-58,334	8,097,185	8,388,856	-291,671	20,133,254
8223 · Interest Income			135,246	113,053	22,193	951,550	565,265	386,285	1,356,637
8930 · Bond Proceeds			0	0	0	27,684,206	32,824,678	-5,140,472	122,824,678
Total 1000 · Income			1,754,683	1,790,824	-36,141	36,732,941	41,778,799	-5,045,858	144,314,569
6-4350 · Grants			0	0	0	653,388	0	653,388	0
Total Income			1,754,683	1,790,824	-36,141	37,386,329	41,778,799	-4,392,470	144,314,569
Expense									
3335 · Management Consulting Services									
6320 · Legal			0	4,167	-4,167	29,470	20,833	8,637	50,000
6322 · Eng Consultant/General Prof.Svc			6,220	6,018	202	22,080	27,488	-5,408	60,000
6334 · Planning Consultings			0	0	0	2,500	0	2,500	0
6337 · Construction Audit			0	417	-417	0	2,083	-2,083	5,000
6343 · Other			0	0	0	30	0	30	0
Total 3335 · Management Consulting Services			6,220	10,602	-4,382	54,080	50,404	3,676	115,000
5650 · Transfers									
6420 · COH Administration Fee			0	0	0	1,006,663	1,006,663	0	1,006,663
6430 · Municipal Services			0	0	0	2,129,093	3,313,425	-1,184,332	3,313,425
Total 5650 · Transfers			0	0	0	3,135,756	4,320,088	-1,184,332	4,320,088
5706 · Debt Service									
5707 · Principal			0	0	0	6,315,000	7,739,514	-1,424,514	7,739,514
5708 · Interest			0	0	0	811,143	522,662	288,481	1,045,323
Total 5706 · Debt Service			0	0	0	7,126,143	8,262,176	-1,136,033	8,784,837
6-6300 · Maintenance & Operations									
6321 · Auditor			13,000	3,000	10,000	28,250	21,500	6,750	21,500
6333 · Bookkeeping/Accounting			1,919	1,833	86	10,585	9,167	1,418	22,000
6340 · Administration Salaries/Benefit			10,000	10,000	0	50,000	50,000	0	120,000
6344 · Bond Svcs/Trustee/FA			1,750	0	1,750	1,750	1,750	0	25,000
6353 · Insurance			1,862	0	1,862	3,770	2,250	1,520	2,250
Total 6300 · Administration & Overhead			28,531	14,833	13,698	94,355	84,667	9,688	190,750
7000 · Capital Expenditure									
1725 · Parks & Green Space Improv.			0	10,417	-10,417	0	52,083	-52,083	125,000
1735(1) · Detention Basin A			0	833,710	-833,710	0	4,168,550	-4,168,550	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	206,811	-206,811	496,347
1738B · Memorial Dr Drain & Mobility 2			1,080	0	1,080	6,940	0	6,940	0
1741 · W140 Detention Basin Extensions			1,214,473	583,333	631,140	3,714,707	2,916,667	798,040	7,000,000
1742 · Detention Basin C			103,667	166,667	-63,000	18,519,964	18,833,333	-313,369	20,000,000
1799 · Sidewalk Improvement Program			0	33,333	-33,333	0	166,667	-166,667	400,000
Total 7000 · Capital Expenditure			1,319,220	1,668,822	-349,602	25,516,687	29,619,517	-4,102,830	41,301,273
Total Expense			1,353,971	1,694,257	-340,286	35,927,021	42,336,852	-6,409,831	54,711,948
Net Income			400,712	96,567	304,145	1,459,308	-558,053	2,017,361	89,602,621

November 30, 2025

ABHR

Allen Boone Humphries Robinson LLP

November 14, 2025

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

Invoice No. 170106
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 3,827.50

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

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

For payment by wire or ACH in USD:

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

Please reference: Invoice No. 170106

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
11-21-2025

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

Code No. 6333
11-21-2025

3702

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
11/1/2025	64198

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 444 items on the tax roll as of January 2025, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Fred King at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

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

SB

Code No. 6333
11-21-2025

3702

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
12/1/2025	64324

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 444 items on the tax roll as of January 2025, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Bookkeeper at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

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

SB

Code No. 6333
12-1-2025

Code No. 6333
11-21-2025

Code No. 6333
12-1-2025

3704



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

November 13, 2025
 Project No: 2501778-0000
 Invoice No: 195179
Invoice Total: 225.00

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

Professional Services Through October 31, 2025

Phase 001 On-call Engineering
Professional Personnel

	Hours	Rate	Amount	
Principal				
Ali, Muhammad	1.00	225.00	225.00	
Totals	1.00		225.00	
Total Labor				225.00
Billing Limits	Current	Prior	To-Date	
Total Billings	225.00	20,925.00	21,150.00	
Limit			25,000.00	
Remaining			3,850.00	
		Total this Phase		225.00
		Total this Invoice		225.00

SB Code No. 6322
 11-21-2025

3705



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2620
DATE 11/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: October 2025	10,000.00

BALANCE DUE **\$10,000.00**

SB

Code No. 6340
11-21-2025

3705



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2655
DATE 12/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: November 2025	10,000.00

BALANCE DUE **\$10,000.00**

SB

Code No. 6340
12-1-2025

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin

Mike M. McCall
(retired)
Debbie Gibson
(retired)

November 17, 2025

TIRZ 17 Redevelopment Authority
Hawes Hill & Associates LLP
Attn: Linda Clayton
P.O. Box 22167
Houston TX 77227-2167

Client Number: 574-00

Audit of Memorial City Redevelopment Authority as of and for the year ended June 30, 2025, including discussing the audit with the Board of Directors and completion of nonattest services including the preparation of the financial statements, and preparation of the journal entries to convert the fund financial statements to the government-wide financial statements as required by generally accepted accounting principles.

Annual Audit Fee	\$ 17,000.00
Less Interim Billing	<u>12,000.00</u>
Balance Due	<u>\$ 5,000.00</u>

We appreciate your business!

Chris Swedlund

Please remit to:

13100 Wortham Center Dr., Suite 235, Houston, TX 77065

SB

Code No. 6321
11-21-2025

McCall Gibson Swedlund Barfoot Ellis PLLC*Certified Public Accountants*

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

November 17, 2025

TIRZ 17 Redevelopment Authority
Hawes Hill & Associates LLP
Attn: Linda Clayton
P.O. Box 22167
Houston TX 77227-2167

Client Number: 574-00

Single Audit procedures and reporting for the fiscal year ending June 30, 2024, conducted in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance).

Total Due \$ 8,000.00

*Please remit to:
13100 Wortham Center Dr., Suite 235, Houston, TX 77065*

SB

Code No. 6321
11-21-2025

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

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

Terms	Project
	MCT115

Total	\$4,110.00
Balance Due	\$4,110.00

58

Code No. 6322
11-21-2025

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

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

Date	Invoice #
11/30/2025	11-2025-4

Terms	Project
	MCT115

[illegible]

Total	\$6,220.00
Balance Due	\$6,220.00

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

58

Code No. 6322
12-1-2025

BILLING STATEMENT

Questions? Please
contact us at
billing@tmlirp.org

**Texas Municipal League
Intergovernmental Risk Pool**
www.tmlirp.org • 512-491-2300
Billing Payment Address:
P.O. Box 388
San Antonio, Texas 78292-0388

Memorial City Redevelopment Authority
Attn: Linda Clayton
PO BOX 22167
Houston, Texas 77227-2167

Statement Date	11/01/2025
Due Date	DUE UPON RECEIPT
Contract Number	6676

New Charges Detail

10/01/2025	Cybar Liability	\$1,900.00
Subtotal - Contribution Installment		\$1,900.00
Subtotal - Contribution Changes		\$0.00
10/01/2025	Pre-Payment Discount/Discount Adj	(\$38.00)
Subtotal - Other Charges / (Credits)		(\$38.00)
Grand Total - New Charges / (Credits)		\$1,862.00

Account Recap

Balance from Previous Statement:	\$1,908.06
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$1,862.00
Balance:	\$3,770.06

RETURN THIS PORTION WITH YOUR PAYMENT

[illegible]

Submit address/contact changes to:
billing@tmlirp.org

Memorial City Redevelopment Authority
Linda Clayton
PO BOX 22167
Houston, Texas 77227-2167

Please send your payment to:

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388

Code No. 6353
12-1-2025

58

3709



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

October 31, 2025
Project No: 2501797-0000
Invoice No: 194624
Invoice Total: 22,721.25

Project 2501797-0000 W140 Expansion - CM-I
Professional Services Through October 24, 2025

Phase 001 Construction Management & Inspection
Professional Personnel

	Hours	Rate	Amount	
Huntspon, Jontae	16.00	130.00	2,080.00	
Project Manager				
Greaney, David	4.50	180.00	810.00	
Senior Inspector				
Chapa, Roberto	144.00	130.00	18,720.00	
Totals	164.50		21,610.00	
Total Labor				21,610.00

Unit Charges				
2025 IRS Mileage Rate 0.70			52.15	
Total Unit Charges			52.15	52.15

Billing Limits	Current	Prior	To-Date	
Total Billings	21,662.15	214,190.80	235,852.95	
Limit			463,710.00	
Remaining			227,857.05	
		Total this Phase		21,662.15

Phase 002 Expenses

Reimbursable Expenses				
Mileage			1,059.10	
Total Reimbursables			1,059.10	1,059.10

Billing Limits	Current	Prior	To-Date	
Total Billings	1,059.10	7,165.90	8,225.00	
Limit			18,700.00	
Remaining			10,475.00	
		Total this Phase		1,059.10

Total this Invoice 22,721.25

SB

Code No. 1741
11-21-2025

3709



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

October 31, 2025
Project No: 2501798-0000
Invoice No: 194625
Invoice Total: 16,521.18

Project 2501798-0000 W140 Expansion - CMT
Professional Services Through October 24, 2025

Phase 001 Construction Materials Testing
Consultants

Geotest Engineering, Inc.			
10/23/2025	Geotest Engineering, Inc.	CMT	16,521.18
Total Consultants			16,521.18 16,521.18

Billing Limits		Current	Prior	To-Date	
Total Billings		16,521.18	51,630.59	68,151.77	
Limit				88,504.00	
Remaining				20,352.23	
Total this Phase					16,521.18
Total this Invoice					16,521.18

SB Code No. 1741
11-21-2025

3709



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

October 31, 2025
 Project No: 2501799-0000
 Invoice No: 194627 *
 Invoice Total: 11,389.63

Project 2501799-0000 W140 Expansion - CPS

Professional Services Through October 24, 2025

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Awad, Khalil Project Manager	32.00	135.00	4,320.00
Ali, Muhammad Project Engineer	2.00	225.00	450.00
Morrow, William Project Manager	22.25	180.00	4,005.00
Greaney, David Graduate Engineer	10.50	180.00	1,890.00
Dingilius Wallace, Shawn	5.00	135.00	675.00
Totals	71.75		11,340.00
Total Labor			11,340.00

Reimbursable Expenses

Other Expenses	10.29
Total Reimbursables	10.29

Billing Limits

	Current	Prior	To-Date
Total Billings	11,350.29	34,837.50	46,187.79
Limit			132,100.00
Remaining			85,912.21
Total this Phase			11,350.29

Phase 004 Expenses

Reimbursable Expenses

Mileage	39.34
Total Reimbursables	39.34

Billing Limits

	Current	Prior	To-Date
Total Billings	39.34	128.86	168.20
Limit			1,835.00
Remaining			1,666.80
Total this Phase			39.34

Total this Invoice 11,389.63

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

SB

Code No. 1741
 11-21-2025



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

December 02, 2025
Project No: 2501797-0000
Invoice No: 195865
Invoice Total: 27,502.65

Project 2501797-0000 W140 Expansion - CM-I

Professional Services Through November 28, 2025

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount	
Appleton, Austin	2.25	275.00	618.75	
Inspector				
Thigpen, Christopher	22.00	130.00	2,860.00	
Project Manager				
Greaney, David	5.00	225.00	1,125.00	
Senior Inspector				
Chapa, Roberto	176.00	130.00	22,880.00	
Totals	205.25		27,483.75	
Total Labor				27,483.75

Unit Charges

2025 IRS Mileage Rate 0.70		18.90	
Total Unit Charges		18.90	18.90

Billing Limits

	Current	Prior	To-Date
Total Billings	27,502.65	235,852.95	263,355.60
Limit			463,710.00
Remaining			200,354.40

Total this Phase 27,502.65

Total this Invoice 27,502.65

SB

Code No 1741
12-2-2025

3709



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

December 02, 2025
 Project No: 2501799-0000
 Invoice No: 195864
 Invoice Total: 6,961.30

Project 2501799-0000 W140 Expansion - CPS

Professional Services Through November 28, 2025

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Project Manager			
Ali, Muhammad	2.00	305.00	610.00
Project Engineer Professional			
Morrow, William	18.00	240.00	4,320.00
Project Manager			
Greaney, David	7.50	225.00	1,687.50
Graduate Engineer			
Dingilius Wallace, Shawn	2.50	135.00	337.50
Totals	30.00		6,955.00
Total Labor			6,955.00

Billing Limits	Current	Prior	To-Date
Total Billings	6,955.00	46,187.79	53,142.79
Limit			132,100.00
Remaining			78,957.21

Total this Phase 6,955.00

Phase 004 Expenses

Reimbursable Expenses

Mileage	6.30
Total Reimbursables	6.30 6.30

Billing Limits	Current	Prior	To-Date
Total Billings	6.30	168.20	174.50
Limit			1,835.00
Remaining			1,660.50

Total this Phase 6.30

Total this Invoice 6,961.30

58

Code No. 1741
 12-2-2025

3710



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

November 13, 2025
 Project No: 2503202-0000
 Invoice No: 195199

Project Manager Muhammad Ali
 Project 2503202-0000 TIRZ 17, TX - Detention Basin C Survey

Professional Services from October 01, 2025 to October 31, 2025

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Boundary Survey	54,276.64	100.00	54,276.64	54,276.64	0.00
Topographic Survey	53,314.14	25.00	13,328.54	0.00	13,328.54
Total Fee	107,590.78		67,605.18	54,276.64	13,328.54
Total Fee					13,328.54
Total this Invoice					<u>\$13,328.54</u>

SB

Code No. 1742
 11-21-2025



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

November 13, 2025
 Project No: 2503415-0000
 Invoice No: 195182

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

Professional Services from October 01, 2025 to October 31, 2025

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Project Management	30,790.00	46.40	14,286.56	3,571.64	10,714.92
QA/QC	6,260.00	0.00	0.00	0.00	0.00
Bid Phase	8,600.00	10.40	894.40	0.00	894.40
PGAL	39,061.00	1.70	664.04	0.00	664.04
Berg & Oliver	29,018.00	0.00	0.00	0.00	0.00
Expenses	4,721.00	0.00	0.00	0.00	0.00
Total Fee	118,450.00		15,845.00	3,571.64	12,273.36
Total Fee					12,273.36
Total this Invoice					<u>\$12,273.36</u>

SB

Code No. 1742
 11-21-2025

3710



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

December 01, 2025
 Project No: 2503415-0000
 Invoice No: 195827

Project Manager Muhammad Ali

Project 2503415-0000 TIRZ 17 - Structures Demolition - Detention Basin C

Professional Services from November 01, 2025 to November 28, 2025

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Project Management	30,790.00	87.61	26,975.12	14,286.56	12,688.56
QA/QC	6,260.00	48.90	3,061.14	0.00	3,061.14
Bid Phase	8,600.00	59.24	5,094.64	894.40	4,200.24
PGAL	39,061.00	45.20	17,655.57	664.04	16,991.53
Berg & Oliver	29,018.00	0.00	0.00	0.00	0.00
Expenses	4,721.00	22.40	1,057.50	0.00	1,057.50
Total Fee	118,450.00		53,843.97	15,845.00	37,998.97
Total Fee					37,998.97
Total this Invoice					<u>\$37,998.97</u>

SB

Code No. 1742
 12-2-2025

3711



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

December 3, 2025

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. 10

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 10 in the amount of \$1,177,192.26 for construction services rendered through November 21, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$1,177,192.26** 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 black ink, appearing to be 'MA' followed by a long horizontal stroke.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 10

SB Code No. 1741
12-3-2025

Estimate No. 10
Cut off Date 11/21/25
Estimate Date 12/02/25

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



Project Name : W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
Contractor Name : Reytec Construction Resources, Inc.
Address : 1901 Hollister St. Houston, TX 77080

WBS No. N-T17000-0021-3

Contract Date : 10/15/2024
Start Date : 1/6/2025
Current Contract Completion Date : 4/20/2026
Substantial Completion Date :
Percentage By Time : 67.87%
Date Insurance Exp. : 9/30/2025

In Place : 67.47%
Drug Policy Due Date: N/A

M/SBE : 21.43%
Current M/SBE : 3.96%
WBE : 6.78%
Current WBE : 7.40%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 470
Approved Extensions : 0
Total Contract Time : 470
Days Used to Date : 319
Days Remaining to Date : 151
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
2- Approved Change Orders

\$13,797,688.00

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)

\$13,797,688.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 67.47% Complete
2- Material Stored on Site \$333,993.05
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$392,933.00 @ 85%
5- Work Change Directives - In Place \$0.00

Current Month Billing \$1,239,149.75
\$9,309,856.25

TOTAL EARNINGS TO DATE \$9,309,856.25

B. DEDUCTIONS

- 1- Retainage 5% Of \$9,309,856.25 \$465,492.81
2- Retainage Release 0% Of \$9,309,856.25 \$0.00
3- Total Retainage \$465,492.81
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$465,492.81

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$9,309,856.25
2- Total Deductions \$465,492.81
3- Total Payments Due \$9,178,356.49
4- Less Previous Payments \$8,001,164.22
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,177,192.26
BALANCE REMAINING \$4,487,831.75

Prepared By David G. Greaney 12/3/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 12/3/2025
Muhammad Ali, P.E. Date

Approved By: _____
TIRZ 17 Date

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)

11/24/2025

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: 11/24/2025

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, November 21, 2025
 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 (WBE)
Jan-25	\$0	\$0		\$0
Feb-25	\$0	\$0		\$0
Mar-25	\$0	\$0		\$0
Apr-25	\$0	\$0		\$0
May-25	\$0	\$0		\$0
Jun-25	\$0	\$0		\$0
Jul-25	\$49,589	\$49,589		\$0
Aug-25	\$203,811	\$72,239	\$131,572	\$0
Sep-25	\$842,508	\$62,491	\$112,938	\$667,079
Oct-25	\$450,461	\$14,865	\$81,503	\$354,094
Nov-25	\$21,633	\$0	\$21,633	\$0
Dec-25	\$0	\$0		\$0
Jan-26	\$0	\$0		\$0
Feb-26	\$0	\$0		\$0
Mar-26	\$0	\$0		\$0
Jun-26	\$0	\$0		\$0
\$	\$1,568,001	\$199,183	\$347,646	\$1,021,173
%	11.36%	1.44%	2.52%	7.40%
GOAL		9.00%	8.00%	11.00%

Contract Amount: \$13,797,688
 Goal % 20.00%
 Projected Goal% 11.36%
 Goal \$ \$2,759,538
 Project Goal \$ \$1,568,001

	Project Goal	To Date Utilization
MBE	17.00%	3.96%
WBE	11.00%	7.40%
SBE	0.00%	
TOTAL	28.00%	11.36%

3712



SEAL Security Solutions LLC

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

www.SEALSecurity.com
TX DPS Lic. # C15942

Invoice

Date	Invoice #
11/30/2025	65784

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 11/01/2025 through 11/02/2025	0	34.00	0.00
Commissioned Security Officer with Vehicle Patrol Period 11/03/2025 through 11/09/2025	288	34.00	9,792.00
Commissioned Security Officer with Vehicle Patrol Period 11/10/2025 through 11/16/2025	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 11/17/2025 through 11/23/2025	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 11/24/2025 through 11/30/2025	285	34.00	9,690.00
Thanksgiving Day is billed at Holiday Rate Patrol Period 11/27/2025	48	51.00	2,448.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice in Monday through Sunday inclusive.			
	Subtotal		\$44,778.00
NOTE: A 3% convenience fee will be charged on all payments made by credit card.	Sales Tax (8.25%)		\$0.00
	Total		\$44,778.00

58

Code No. 1742
12-2-2025

3713



12200 Carlsbad St.
Houston, TX 77085

INVOICE

Invoice Number 1132
 Invoice Date 10/31/25
 Payment Terms Net 30
 PO Number
 Sales Rep Martin Chavez

Bill To

Naina Magon
 TIRZ 17
 820 Gessner Road #1530
 Houston, TX 77024

Property Address

Westview Apartments
 10157 Westview Drive
 Houston, TX 77043

Description	Qty / UOM	Rate	Ext. Price	Amount
#755 - Fence Repair and Welding Services Galvanized chain link fence and rough iron fence welding repair. 				

PLEASE REMIT PAYMENT TO:

Page 1 of 4

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



PLEASE REMIT PAYMENT TO:

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



PLEASE REMIT PAYMENT TO:

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



CON - Fence Repair - 10/24/2025

#778 - Fence and Gate Repair at Westview Apartments Oct 31st

CON - Fence Repair (10 Patches) and 1 Gate repair - 10/31/2025

\$2,567.92

\$522.66

Subtotal: \$3,090.58

Sales Tax: \$0.00

Invoice Total: \$3,090.58

Credits/Payments: (\$0.00)

Balance Due: \$3,090.58

Current

\$3,090.58

**1-30 Days
Past Due**

\$0.00

**31-60 Days
Past Due**

\$0.00

**61-90 Days
Past Due**

\$0.00

**90+ Days
Past Due**

\$0.00

PLEASE REMIT PAYMENT TO:

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

Page 1 of 1

SB

Code No. 1742
11-21-2025

Spring Branch ISD Tax Office
J. Matelske, Tax Assessor-Collector
Physical Address: 8880 Westview Drive, Houston, TX 77055
Mailing Address: P.O. Box 19037, Houston, TX 77224-9037
Phone: (713) 251-7960
Email: taxoffice@springbranchisd.com
Website: http://sbisd.tax

2025 Tax Statement 11/05/2025

PROPERTY ACCOUNT NUMBER
0583030000046

3714

OWNER NAME AND MAILING ADDRESS
PARK ON WESTVIEW APARTMENT
10120 WESTVIEW DR APT 2110
HOUSTON, TX 770434490

PROPERTY DESCRIPTION
10157 WESTVIEW DR 212
TRS 13E 13H 15B & 17A FROST &
SETTEGAST

9.681 Acres

Assessment Ratio 100%

LAND VALUE	IMPROVEMENT	NON-HOMESITE LAND	NON-HOMESITE IMPROVEMENT	PERSONAL PROPERTY	APPRAISED VALUE	AG VALUE
2,499,900	100	0	0	0	2,500,000	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
SPRING BRANCH ISD	0	2,500,000	1.023100	\$25,577.50

TOTAL BASE TAX \$25,577.50

Exemptions:

TOTAL BASE PAID 0.00

SCHOOL TAX CEILING YEAR/AMOUNT	TOTAL AMOUNT DUE	
OVER 65/DISABLED INSTALLMENTS		
	FEB 2026	7% \$27,367.93
	MAR 2026	9% \$27,879.48
	APR 2026	11% \$28,391.03
	MAY 2026	13% \$28,902.58

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT ON FEBRUARY 1, 2026,
with penalty and interest as follows: February 7%, March 9%, April 11%, May 13%, June 15%, July 18% + up to 20%.
If your mortgage company escrows money for payment of taxes, place your loan number on our statement and mail to them for payment.

General information and payment options located on reverse side of this statement.

Please detach and return bottom portion with your payment - DO NOT STAPLE

ONLINE PAYMENT AND RECEIPT AVAILABLE ON WEBSITE HTTP://SBISD.TAX

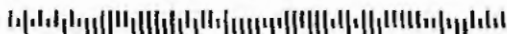
SPRING BRANCH I.S.D. - TAX OFFICE

ACCOUNT NUMBER	PAY BY	AMOUNT DUE
0583030000046	01/31/2026	\$25,577.50
	AMOUNT OF YOUR CHECK	117,799.14

1029449



PARK ON WESTVIEW APARTMENT
10120 WESTVIEW DR APT 2110
HOUSTON TX 77043-4490



0017 0272

MAKE PAYMENT PAYABLE TO:
Spring Branch I.S.D.
Tax Assessor - Collector

MAIL PAYMENT TO:
P.O. Box 19037
Houston, TX 77224-9037

20250583030000046

C01000255775000028902580000000000

SB

Code No. 1742
12-1-2025

3715

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 #
11/30/2025	11-2025-5

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	100%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	100%	0.00%	0.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	5%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	6%	3.00%	1,080.00
	Memorial Dr. Phase 2				

Total	\$1,080.00
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Balance Due	\$1,080.00
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Phone #	Fax #
713-951-7951	713-951-7957

SB

Code No. 1738 B
 12-1-2025

3715

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 #
11/30/2025	11-2025-3

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	50.7%	5.00%	1,952.85
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	32.3%	2.00%	864.42
	W-140 Detention Basin				

Total	\$2,817.27
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Balance Due	\$2,817.27
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Phone #	Fax #
713-951-7951	713-951-7957

SB

Code No. 1741
 12-1-2025

3715

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 #
10/31/2025	10-2025-67

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	3%	2.00%	630.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	6%	0.00%	0.00
	Memorial Dr. Phase 2				

Total	\$630.00
--------------	----------

Balance Due	\$630.00
--------------------	----------

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

SB

Code No. 1738B
 11-21-2025

3715

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 #
10/31/2025	10-2025-65

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	44.9%	5.80%	2,265.31
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	30.30%	2.00%	864.42
	W140 Detention Basin				

Total	\$3,129.73
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Balance Due	\$3,129.73
--------------------	------------

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

58

Code No. 1741
11-21-2025