

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 23, 2020

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
TIRZ NO. 5
MEETING OF APRIL 23, 2020

Table of Contents

	<u>Page No.</u>
Agenda	1-2
Minutes MHRA February 27, 2020	3-7
Minutes TIRZ No. 5 February 27, 2020	8-9
GID Update	10
Hanover Update	11-20
Engineering Report	21
TGC Work Authorization No. 3	22-23
Little Thicket Park Update	24-26
Interlocal Agreement with TxDOT	27-33
Resolution Authorizing Execution of Agreement with TxDOT	34-36
J C Work Authorization T-0523A No. 3	37-66
J C Work Authorization No. 7, Amendment No. 2	67-68
J C Work Authorization T-0528 No. 1	69-71
J C Work Authorization T-0530 No. 1	72-74
Insurance Renewal	75
Financial Matters	
Financial Statements	76-85
Investment Report	86
Resolution Expressing Intent to Reimburse Expenditures to be Incurred	87-90
Audit Engagement Letter	91-95
CIP	96-115

**NOTICE OF JOINT MEETING
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
AND
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS**

**THIS MEETING WILL BE CONDUCTED BY
TELEPHONE/VIDEOCONFERENCE**

TO: THE BOARDS OF DIRECTORS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Memorial-Heights Redevelopment Authority (the "Authority") will hold a telephonic/video conference joint meeting with the Board of Directors of the Reinvestment Zone Number Five, City of Houston, Texas, (the "Zone") at 10:00 a.m. on April 23, 2020.

To Participate by Telephone: dial [+1 832-856-3756](tel:+18328563756) and enter Conference ID: 284 144 841#

To Participate by Videoconference (note, link not compatible with Safari browser): [Join Microsoft Teams Meeting](#)

If participating by videoconference, downloading the Microsoft Teams app in advance of the meeting is suggested but not required.

This telephonic and video conference meeting is authorized by the suspension of certain provisions of Chapter 551, Texas Government Code, as described below. Electronic copies of the meeting materials are available at <https://memorialheightstirz5.com/meetings/> at such time as the meeting occurs or by contacting Susan Demiany at Demiany@SKLaw.us. At the meeting the following items will be considered and acted on:

1. **Minutes of previous meetings:**
 - a. Approve Authority minutes of February 27, 2020; 3
 - b. Approve Zone minutes of February 27, 2020; 8
2. **Receive comments and questions from the public;**
3. **Chair Report** (*Authority only*);
4. **President Report** (*Authority only*):
 - a. Receive quarterly GID update; 10
 - b. Receive quarterly Hanover update; 11
5. **Projects and Engineering** (*Authority only*):
 - a. **Receive Projects Committee Report:**
 - i) Approve TGC Work Authorization No. 3; 22
 - b. **Houston Avenue/White Oak Drive Intersection** [CIP Project T-0520]:
 - i) Update on construction matters [RAC Industries, LLC];
 - c. **Little Thicket** [CIP Project T-0521]: 24
 - i) Update on construction matters [Mills Equipment, LLC];
 - d. **Shepherd/Durham and Selected Cross Streets Reconstruction** [CIP Project T-0523A]:
 - i) Update on project development;
 - ii) Approve Interlocal Agreement with TxDOT for Environmental Review and adopt Resolution Authorizing Execution of Interlocal Agreement;
 - iii) Approve JJC Work Authorization T-0523A No. 3; 37
 - e. **Heights Boulevard Bicycle and Pedestrian Safety Improvements** [CIP Project T-0527]:
 - i) Update on project development;
 - ii) Approve JJC Work Authorization No. 7, Amendment No. 2; 67
 - f. **North Canal Project** [CIP Project T-0525]:
 - i) Update on project development;
 - g. **West Dallas Restriping Project** [CIP Project T-0528]:
 - i) Approve JJC Work Authorization T-0528 No. 1; 69
 - h. **Trail Segment between White Oak Bayou and Memorial Park** [CIP Project T-0530];

- i) Approve JJC Work Authorization T-0530 No. 1; **72**
 - i. Approve related pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action;
- 6. **Consider renewal of insurance policies** (*Authority only*); **75**
- 7. **Financial matters** (*Authority only*): **76**
 - a. Receive Finance Committee Report;
 - b. Receive Financial Report Summary, including account and fund activity statements;
 - c. Authorize payment of invoices;
 - d. Investment Report;
 - e. Electronic banking expenses;
 - f. Adopt Resolution Expressing Intent to Reimburse Expenditures to be Incurred;
 - g. Confirm engagement of Auditor for fiscal year ending June 30, 2020;
 - h. Review budget for fiscal year ending June 30, 2021, and authorize submittal to the City;
 - i. Authorize other appropriate action;
- 8. **Attorney Report;**
- 9. **Executive Session** (*Authority only, the Zone will recess for duration of closed session*):
 - a. **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, §551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code;
 - b. **Reconvene public session** and authorize appropriate action regarding executive session discussion;
- 10. **Consider, confirm, or ratify actions of the Authority, as necessary** (*Zone only*);
- 11. **Adjourn.**

Pursuant to the March 16, 2020, Declaration by the Governor of the State of Texas, certain requirements of Chapter 551, Texas Government Code, have been suspended in response to the COVID-19 situation. This action allows governmental bodies to conduct meetings by telephone and/or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of COVID-19.



SKLaw, Attorneys for the Authority and the Zone

**MINUTES OF REGULAR MEETING
OF
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

FEBRUARY 27, 2020

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in regular session, open to the public, at 50 Waugh Drive, Houston, Texas 77007, on the 27th day of February, 2020, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Directors Lents and Pierre, thus constituting a quorum.

Also present at the meeting were Jennifer Curley from the City of Houston (the "City"); Sherry Weesner of SMW Principle Solutions, Inc., President of the Authority; Erin Williford and Kristen Hennings of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Cassandra Robinson-Bacon of The Morton Accounting Services ("TMAS"); Pat Rutledge from Friends of Woodland Park ("FWP"); Emily Guyre of Houston Heights Association; Letha Allen; Linda Trevino of METRO; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

Vice Chair Colom noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board considered approving the minutes of the October 24, 2019, meeting. Ms. Davis reviewed an error in the December 12, 2019, Authority minutes, which will be corrected in a final version.

Upon motion by Director Brown, seconded by Secretary Hale-Harris, and after full discussion, the Board unanimously voted to approve the minutes of the December 12, 2019, meeting as revised.

RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments and questions from the public. Ms. Guyre stated that she will coordinate with Ms. Weesner input from Hogg Middle School students regarding the proposed crosswalk.

CHAIR REPORT

In the absence of Chair Lents, the Chair Report was tabled.

PRESIDENT REPORT

Adopt Resolution Authorizing Amended Invoice Administration and Payment Procedures

The next item on the agenda was to adopt a Resolution Authorizing Amended Invoice Administration and Payment Procedures. Ms. Weesner reviewed with the Board the Resolution and changes to the procedures, which include the inclusion of project identifying information on invoices, and electronic banking procedures.

Upon motion by Director Stein, seconded by Secretary Hale-Harris, and after full discussion, the Board voted unanimously to adopt the Resolution Authorizing Amended Invoice Administration and Payment Procedures.

Review projects workshop and potential projects, and discuss CIP approval process

Ms. Williford briefly recapped the workshop meeting and the current CIP projects, and potential projects being considered. The Board discussed website availability of project information and concurred to include on the Authority's website current CIP projects, with a disclaimer that there could be future changes to CIP projects. The Board also requested that a "comments" link be included.

PROJECTS AND ENGINEERING

Receive Projects Committee Report

Director Brown updated the Board on Authority projects.

Director Brown stated that J|C provided the 2020 rates and that there are no changes.

Approve J|C Work Authorization No.1, Amendment No. 8

Ms. Williford reviewed with the Board the J|C Work Authorization No. 1, Amendment No. 8, which includes general on-call matters, design work for the 20th Street corridor, and the required updating of the City MWDBE dashboard. Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve J|C Work Authorization No. 1, Amendment No. 8.

Houston Avenue/White Oak Drive Intersection

Update on construction matters

Ms. Hennings updated the Board on construction matters for the Houston Avenue/White Oak Drive Intersection [CIP Project T-0520] [RAC Industries, LLC ("RAC")]. She advised the project is substantially complete, noting that permanent power to the signals remains the only item to be completed, and CNP remains on schedule to complete the work in early March.

Little Thicket

Update on construction matters

Ms. Hennings updated the Board on construction matters for the Little Thicket [CIP Project T-0521] [Mills Equipment, LLC]. She advised work is expected to begin in April, and the project should take approximately 90 days, weather permitting.

Shepherd and Durham Reconstruction

Update on project development

Ms. Hennings updated the Board on the Shepherd/Durham and Selected Cross Streets Reconstruction [CIP Project T-0523A]. Ms. Weesner reviewed expected timing on the project.

Mr. Webb stated that he is working on an agreement between TxDOT and the Authority for the environmental review.

Heights Boulevard Bicycle and Pedestrian Safety Improvements

Ms. Hennings updated the Board on the Heights Boulevard Bicycle and Pedestrian Safety Improvements [CIP Project T-0527], advising that bidding is on target to occur in April or May.

North Canal Project

Ms. Weesner updated the Board on the North Canal Project [CIP Project T-0525]. She updated the Board on the preparation by the City of RFQs, noting a possible conflict between State and Federal purchasing standards, which are being resolved.

Approve related contract administration items

The Board noted there are no contract administration items for consideration.

FINANCIAL MATTERS

Receive Finance Committee Report

Secretary Hale-Harris next reported to the Board on financial matters.

Receive Financial Report Summary

Ms. Robinson-Bacon reviewed with the Board the Financial Report Summary, including account and fund activity statements.

Authorize payment of invoices

Secretary Hale-Harris reviewed with the Board the invoices submitted for payment. Vice Chair Colom and Director Brown advised they had reviewed all invoices. Following discussion of the invoices, a motion was made by Director Brown, seconded by Director Manriquez, and approved unanimously by the Board to authorize the payment of all invoices.

Review Tax Increment Report

Ms. Weesner reviewed with the Board the Tax Increment Report prepared by Equi-Tax.

Authorize preparation of budget

The next item on the agenda was to authorize preparation of the budget for fiscal year ending June 30, 2021. Ms. Curley reviewed with the Board the budget approval process. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to authorize preparation of the budget for the fiscal year ending June 30, 2021.

ATTORNEY'S REPORT

Ms. Davis advised that certain financial information was provided to the Houston Chronicle in response to a Public Information Act request. She then generally reviewed with the Board Open Records and Open Meetings requirements.

EXECUTIVE SESSION

Vice Chair Colom announced that an executive session for the Board would not be necessary.

Public comments

The Board then took public comments.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

The next item on the agenda was to consider, confirm, or ratify actions of the Authority. Ms. Davis advised that no action by the Board is necessary.

[SIGNATURE PAGE FOLLOWS]

There being no further business to come before the Board, the meeting was adjourned.

Secretary
Memorial-Heights Redevelopment Authority

**MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS**

FEBRUARY 27, 2020

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas, convened in regular session, open to the public, at 50 Waugh Drive, Houston, Texas 77007, on the 27th day of February, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Directors Lents and Pierre, thus constituting a quorum.

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APPROVE MINUTES

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CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

The next item on the agenda was to consider, confirm, or ratify the action of the Authority, as may be necessary. The Board noted that no confirmation or ratification action was necessary.

There being no further business to come before the Board, the meeting was adjourned.

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas



8588 Katy Freeway
Suite 441
Houston, TX 77024
713-463-8200
information@knudsonservices.com

To: Anne Lents
CC: Sherry Wessner
From: Patricia K. Joiner
Date: March 9, 2020
Re: **Quarterly Report for Regent Square - TIRZ 5**

Dear Ms. Lents,

GID is proceeding with all phases of Regent Square as planned.

Block B is under construction for foundation work. Final permits for Block B are anticipated in March. Brady Grace from GID will be your local contact for any construction related questions. He can be reached at bgrace@gid.com and mobile phone is 8327286184. Brady has been working with residents as needed on questions during construction of Block B. GID is conducting truck washing from the site to reduce issues along the bordering streets.

Regarding the TIRZ Construction Signage program, GID received the sign copy February 24, 2020 and will provide signs within our blocks under construction, which is currently Block B adjacent to Dunlavy, West Dallas and Clay. Can we add Brady Grace email and contact for local construction questions? Our projects are not as specific as Hanover as we have project wide improvements over 24 acres, so we could just leave the description as public projects across the 24-acre site and not be specific as Hanover signage. I think we should be more general on the project description.

Also, our long-term Boston Project contact Emil Hoogendoorn has been moved onto a new position in Boston. We wish him all the best. Ian Ward of course will continue to be our contact and Brady Grace locally.

Thank you,
Patricia K. Joiner, FAICP

CC: Christina Cornelius
Ian Ward
Gwen Tillotson
Andy Icken



THE HANOVER COMPANY

HANOVER BUFFALO BAYOU QUARTERLY REPORT #3 04/16/20

1. SITE INFRASTRUCTURE DEVELOPMENT

DESIGN COORDINATION

INFRASTRUCTURE & OFF-SITE INTERSECTIONS DESIGN DEVELOPMENT (LJA)

- Public Infrastructure Plan Approvals
 - Plans approved by City of Houston
- Sanitary Capacity at Allen Parkway
 - Hanover has engaged a 3rd party engineer to begin design on the 18" sanitary upgrade. Hanover has coordinated with the City of Houston to identify the requirements for the design and construction of the work.
- Developer Participation Contract (DPC)
 - Sanitary sewer installation relating to the DPC is complete in Buffalo Park Dr. Hanover is working to submit the draw application to the City of Houston for agreed reimbursement value.
- Off-site Intersections
 - Hanover has been coordinating with LJA (Off-site Intersection civil engineer) to finalize design details relating to the various design intersection design elements. Hanover is anticipating a 3rd design submission to the City of Houston before the end of April. Following the 3rd submission, Hanover will submit the updated drawings to the TIRZ for review.
- Tirrell St Water Hydrant Drawings
 - Due to late City of Houston comments, a fire hydrant was required to be added along the east frontage of Site D. Since this line is branching off an existing 8" line in W Dallas and not connecting to the new infrastructure at the internal infrastructure, a separate drawing package was created and submitted to the City of Houston for approval.

DRY UTILITIES DESIGN DEVELOPMENT (BBI)

- Major Underground Electrical
 - Hanover has received the final approvals needed for permitting the major underground electrical work. Hanover is anticipating commencing this work in May 2020.
- Street Lights
 - Hanover has finalized selection of street lights at the internal streets and along W Dallas. Street light layout drawings have been approved by the City of Houston and CenterPoint. Hanover is working with CenterPoint to finalize costs as well as procure the fixtures.
- Telecom Infrastructure
 - Telecom design has been finalized and approved by the telecom service providers. These drawings have been submitted and approved for permitting by the City of Houston. This work is planned to commence and run in parallel with the major underground electrical work in May 2020.

LANDSCAPE / HARDSCAPE DESIGN DEVELOPMENT (OJB)

- Design Status
 - The ground floor plain concept design has been finalized and details are being completed prior to forwarding the first round of design drawings to the TIRZ for review.



PERMITTING STATUS

- Permitting
 - Civil Infrastructure – Wet Utilities & Roadway Infrastructure
 - Permits received awaiting Correction #1 approval from CoH
 - Civil Allen Parkway Sanitary Upgrades
 - Plans are anticipated to be submitted to the city of Houston in June 2020.
 - Civil Water Tirrell Hydrant
 - The permit has been received for this scope of work
 - Civil Off-site Intersections – Intersection Design Upgrades & Offsite Improvements
 - Final comments received from the CoH. Hanover is planning to resubmit for permit the week of 04/15/20. Hanover is anticipating receipt of the permit before the end of May to commence the intersection work in June 2020.
 - Dry Utilities – Electrical / Telecom / Street lights Infrastructure
 - CenterPoint Primary Ductbank Infrastructure
 - 1. Plans approved by CoH awaiting permit issuance
 - BBI – Telecom Infrastructure
 - 1. Permit received from CoH
 - BBI – Street Lights
 - 1. Plans approved by CenterPoint and CoH

GMP DEVELOPMENT

GMP 1 – DEMOLITION

- Agreement executed with Owner. Demolition work has been completed

GMP 2 – WET UTILITIES

- Agreement executed with Owner. Wet utility scope in progress.

GMP 3 – INFRASTRUCTURE BUILD-OUT

- Agreement executed with Owner. Infrastructure work has been guaranteed

GMP 4 – MISCELLANEOUS ASSEMBLAGE DESIGN ELEMENTS

- Items below are working to have cost guaranteed by August 2020.
 - Central Park
 - Allen Parkway / Hanover Main “Gateway” Improvements
 - 18” Sanitary upgrade in Allen Parkway

GMP 5 – CULLEN BUILDING DEMOLITION

- Items below are working to have cost guaranteed within the next 30 days.
 - Cullen Building Demolition



2. VERTICAL DEVELOPMENTS

SITE A

Mixed Use / Multi-family: (324 Units with approx. 22,900 sqft of retail/restaurant)

- Design & Permitting Status
 - Issue for Construction documents have been released
 - Sitework, Foundation, and Super Structure Permits have been issued
- Construction Status
 - Notice to Proceed has been issued and construction has commenced
 - Site A to be delivered 3rd quarter of 2021

SITE E

Mixed Use / Multi-family: (423 Units with approx. 20,000 sqft of retail/restaurant)

- Design & Permitting Status
 - Issue for Construction documents have been released
 - Sitework, Foundation, and Super Structure Permits have been issued
- Construction Status
 - Notice to Proceed has been issued and construction has commenced
 - Site E to be delivered 3rd quarter of 2021

SITE D

22 Story Office / Ground Floor Retail: (200,000 sqft office with approx. 10,850 sqft of retail/restaurant)

- Predevelopment Status
 - Hanover is working to finalize a predevelopment budget to progress a portion of the design for marketing efforts.

SITE F

14 Story Hotel with Ground Floor Retail: (approx. 200 keys / approx. 10,000 sqft of retail/restaurant)

- Predevelopment Status
 - Hanover is working to finalize a predevelopment budget to gain a stronger understanding of construction costs.

SITE B1

2 or 5 Story Mixed Services Concept TBD

- Design Status
 - End user is driving final concept. Once identified, design concept to be progressed further.

SITE B

High Rise TBD

- Design Status
 - No status currently

SITE C

High Rise TBD

- Design Status
 - No status currently

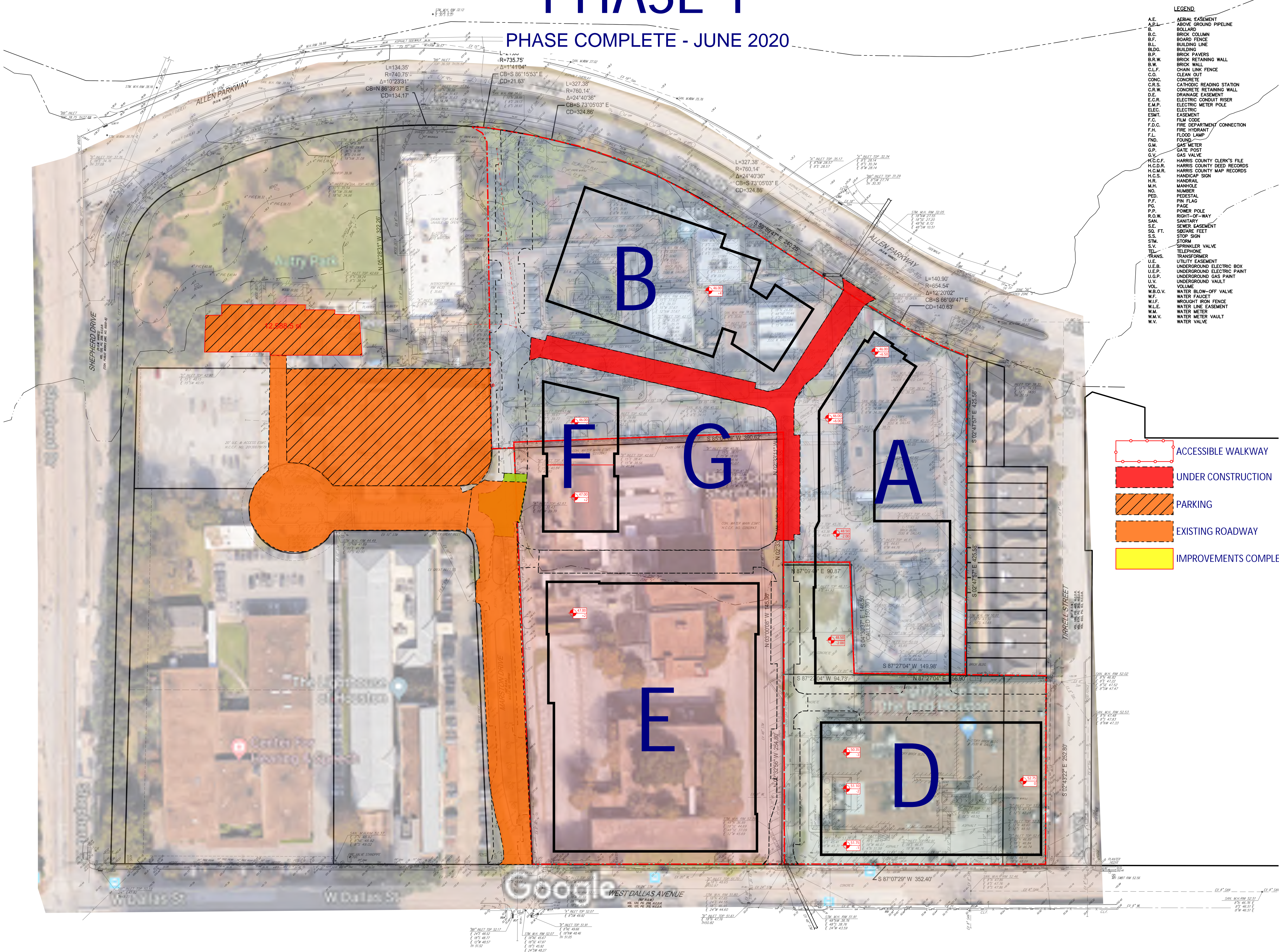
3. CONSTRUCTION PROGRESS UPDATE

Monthly Progress

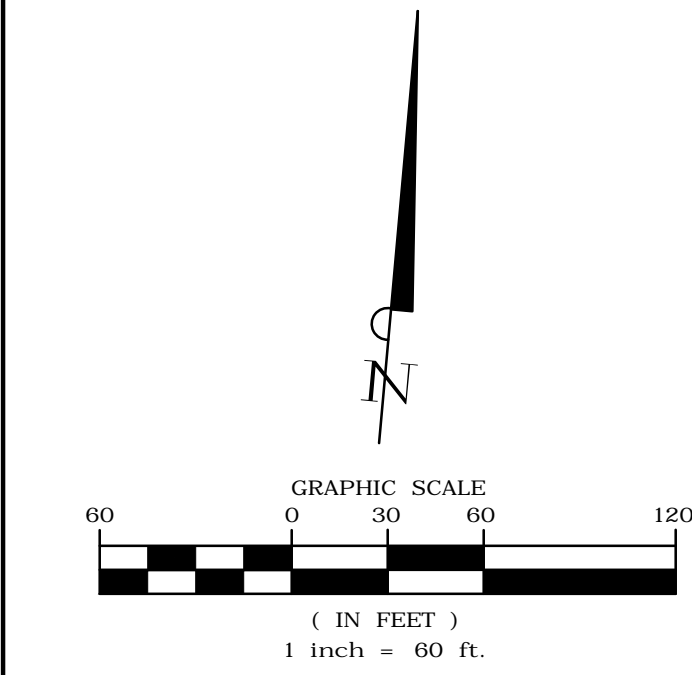
- Demolition & Abatement
 - All demolition has been completed with exception to the Cullen Building. Hanover is anticipating closing on the Cullen Building land beginning of 2021 and commencing demolition shortly after.
- Installation of Wet Utilities
 - All storm, water, and sanitary utilities have been installed in Buffalo Park Dr.
 - Installation of wet utilities has commenced at the north section of Marston
- Dry Utility Installation
 - Installation to begin in May 2020.
- Roadway Paving
 - Hanover to begin grading and roadway paving at the north section of Buffalo Park Dr in April. Roadway paving will continue south and progress in the based on the Roadway Phasing plan provided with this progress update.
- Off-Site Improvements
 - Intersection improvements to commence in June 2020 starting at Allen Parkway and Shepherd.
- Buyout of other scopes
 - Hanover is anticipating buyout of the paving and landscape scopes in the coming months.

PHASE 1

PHASE COMPLETE - JUNE 2020



- LEGEND
- A.E. AERIAL EASEMENT
 - A.P. ABOVE GROUND PIPELINE
 - B.C. BRICK COLUMN
 - B.F. BOARD FENCE
 - B.L. BUILDING LINE
 - B.L.D.G. BUILDING
 - B.P. BRICK PAVERS
 - B.R.W. BRICK RETAINING WALL
 - B.W. BRICK WALL
 - C.L.F. CHAIN LINK FENCE
 - C.O. CLEAN OUT
 - C.O. CONC. CATHODIC READING STATION
 - C.R.S. CONCRETE RETAINING WALL
 - C.R.W. DRAINAGE EASEMENT
 - D.E. ELECTRIC CONDUIT RISER
 - E.M.P. ELECTRIC METER POLE
 - ELEC. EASEMENT
 - FSMT. FIRE DEPARTMENT CONNECTION
 - F.C. FLOOD LAMP
 - F.H. FLOOD LAMP
 - F.L. FOUND
 - FND. GAS METER
 - G.M. GATE POST
 - G.P. GAS VALVE
 - G.V. HARRIS COUNTY CLERK'S FILE
 - H.C.C.F. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - H.C.S. HANDICAP SIGN
 - H.R. MANHOLE
 - M.H. NUMBER
 - N.D. NO. DRAINAGE
 - P.F. PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
 - P.G. POWER POLE
 - P.P. RIGHT-OF-WAY
 - R.O.W. SANITARY
 - SAN. SEWER EASEMENT
 - S.E. SQUARE FEET
 - S.S. STOP SIGN
 - STW. STORM
 - S.V. SPRINKLER VALVE
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - U.E. UTILITY EASEMENT
 - U.E.B. UNDERGROUND ELECTRIC BOX
 - U.E.P. UNDERGROUND ELECTRIC PAINT
 - U.G.P. UNDERGROUND GAS PAINT
 - U.V. UNDERGROUND VAULT
 - VOLUME
 - W.B.O.V. WATER BLOW-OFF VALVE
 - W.F. WATER FAUCET
 - W.I.F. WROUGHT IRON FENCE
 - W.L.E. WATER LINE EASEMENT
 - W.M. WATER METER
 - W.M.V. WATER METER VAULT
 - W.V. WATER VALVE



FLOODPLAIN INFORMATION:
THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0670 M, REVISED JUNE 9, 2014. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.

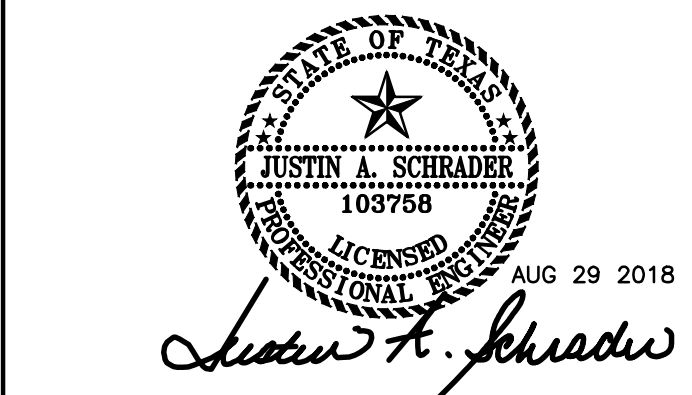
BENCHMARKS:
BENCHMARK RM210070; BRASS DISK HGCD WM01 LOCATED ON THE EAST SIDE OF SHEPHERD DRIVE AT THE CENTERLINE OF BUFFALO BAYOU. ELEVATION: 40.80 FEET NAVD-88, 2001 ADJUSTMENT

TBM "A": BOX CUT ON TOP OF CURB AT BULL NOSE OF A GRASS MEDIAN ON MARSTON DRIVE. ELEVATION: 45.26 FEET NAVD-88, 2001 ADJUSTMENT

TBM "B": "X" CUT IN MEDIAN AT SOUTHEAST CORNER OF THE INTERSECTION OF ALLEN PARKWAY AND SHEPHERD DR. ELEVATION: 39.46 FEET NAVD-88, 2001 ADJUSTMENT

- ACCESSIBLE WALKWAY
- UNDER CONSTRUCTION
- PARKING
- EXISTING ROADWAY
- IMPROVEMENTS COMPLETE

NOTE:
IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND THE CITY OF HOUSTON DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.



DATE	REVISION

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BUFFALO BAYOU PARK

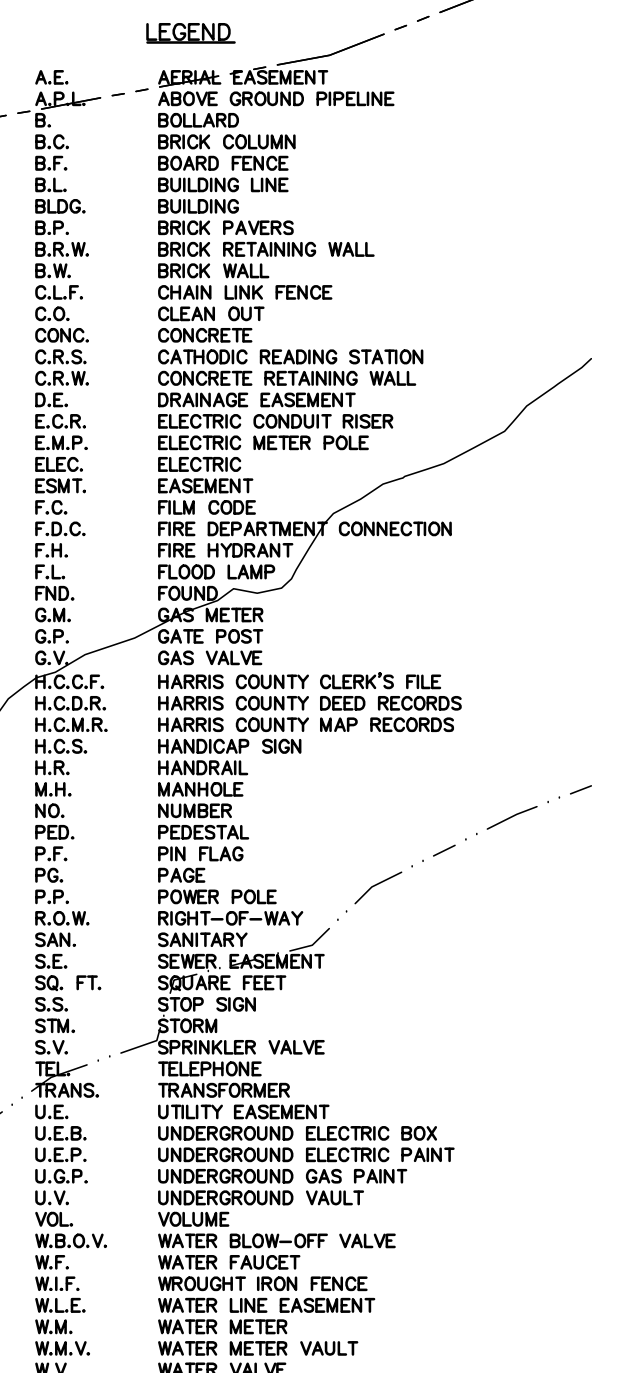
TOPOGRAPHICAL MAP

LJA Engineering Inc.
1904 W. Grand Pkwy N. Phone 713.953.5200
Suite 100 Fax 713.953.5028
Houston, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 2644-0001

SCALE: 1"=60'
DATE: AUGUST, 2018 SHEET No. C3 of C45 SHEETS

PHASE COMPLETE - AUGUST 2020



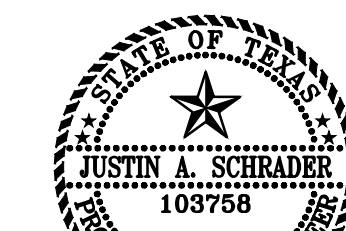
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BENCHMARKS:
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ELEVATION: 40.80 FEET NAVD-88. 2001 ADJUSTMENT

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TBM "B": "X" CUT IN MEDIAN AT SOUTHEAST CORNER OF THE INTERSECTION OF ALLEN PARKWAY AND SHEPHERD DR. ELEVATION: 39.46 FEET NAVD-88, 2007 ADJUSTMENT

NOTE:
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DESIGN STANDARDS, THE MORE STRINGENT
SHALL APPLY.




 AUG 29 2011
 Justin A. Schrader

[illegible]

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BUFFALO BAYOU PARK

TOPOGRAPHICAL MAP

LJA Engineering Inc.

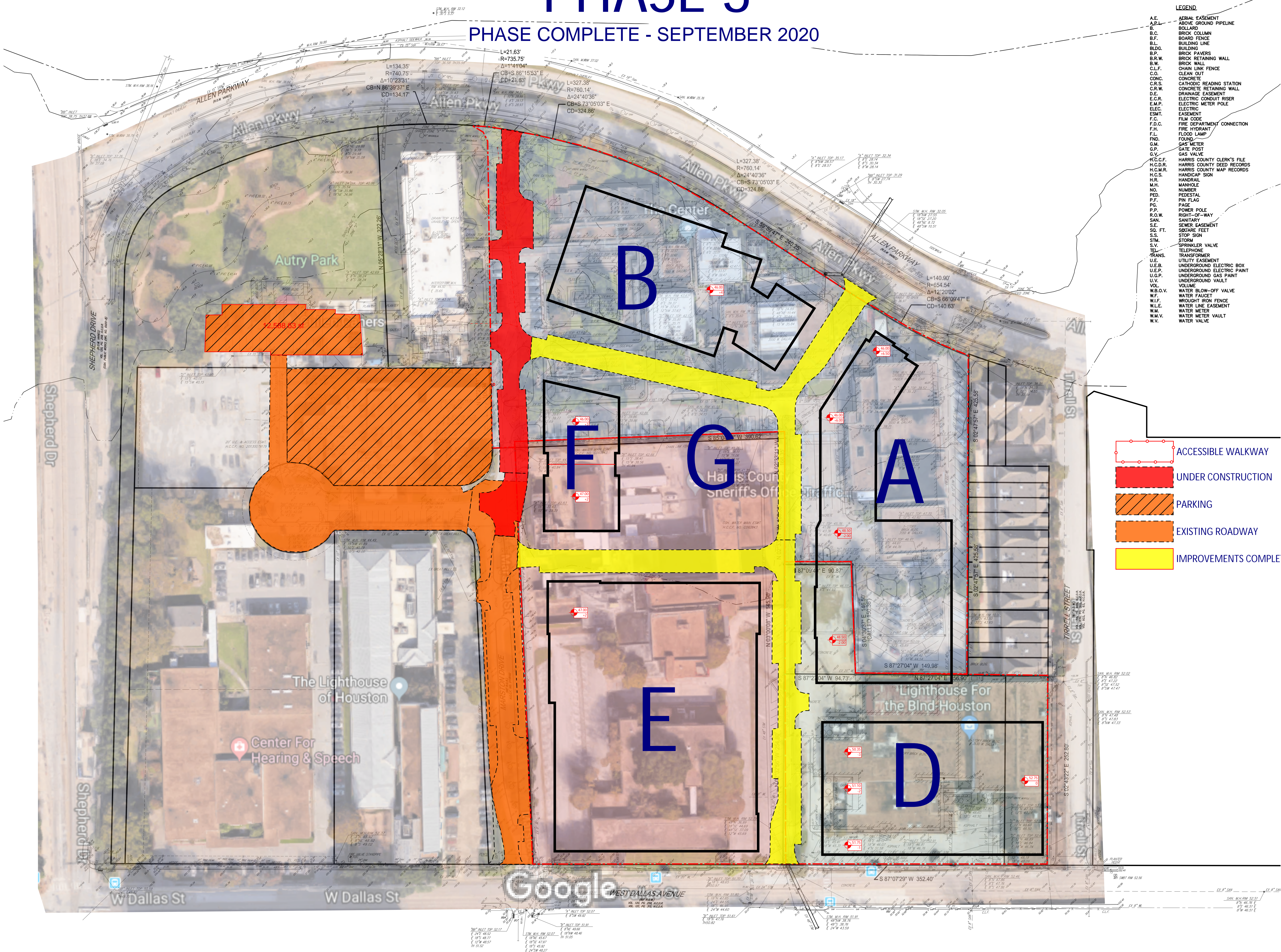
1904 W. Grand Pkwy N. Phone 713.953.520
Suite 100 Fax 713.953.502
Houston, Texas 77449 FRN-F-138

LJA PROJECT NO.: 2644-0001

SCALE: 1"=60'	
DATE: AUGUST, 2018	SHEET NO. C3 OF C45 SHEETS

PHASE 3

PHASE COMPLETE - SEPTEMBER 2020



- LEGEND
- A.E. AERIAL EASEMENT
 - A.P.L. ABOVE GROUND PIPELINE
 - B.C. BRICK COLUMN
 - B.F. BOARD FENCE
 - B.L. BUILDING LINE
 - B.L.D.G. BUILDING
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 - B.W. BRICK WALL
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 - ELEC. EASEMENT
 - FSMT. FIRE DEPARTMENT CONNECTION
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 - F.D.C. FIRE HYDRANT
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 - U.E. UTILITY EASEMENT
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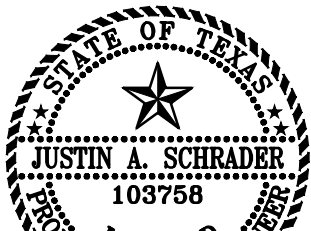
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AUG 29 2018
Justin A. Schrader

DATE	REVISION

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BUFFALO BAYOU PARK

TOPOGRAPHICAL MAP

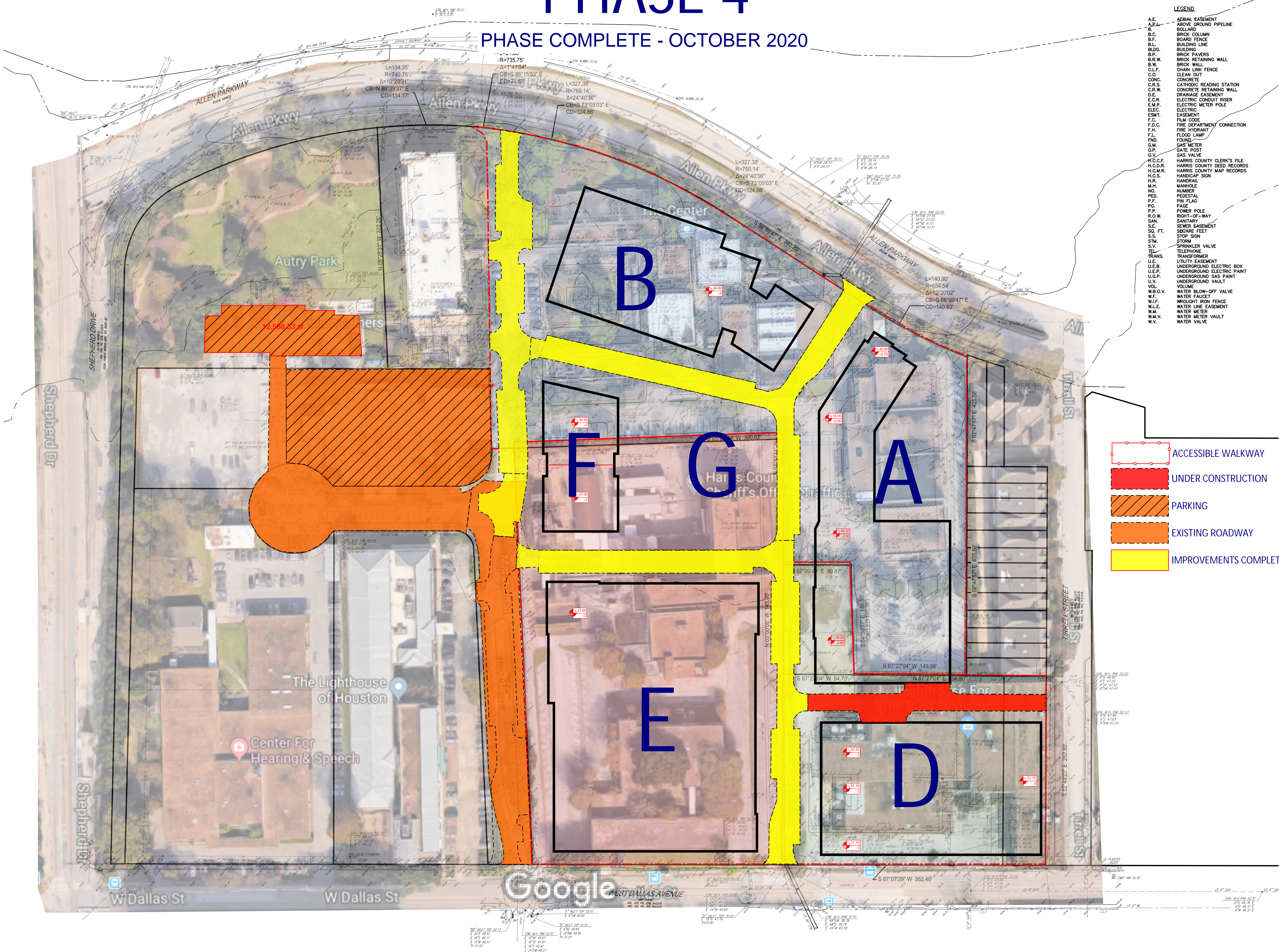
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Houston, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 2644-0001

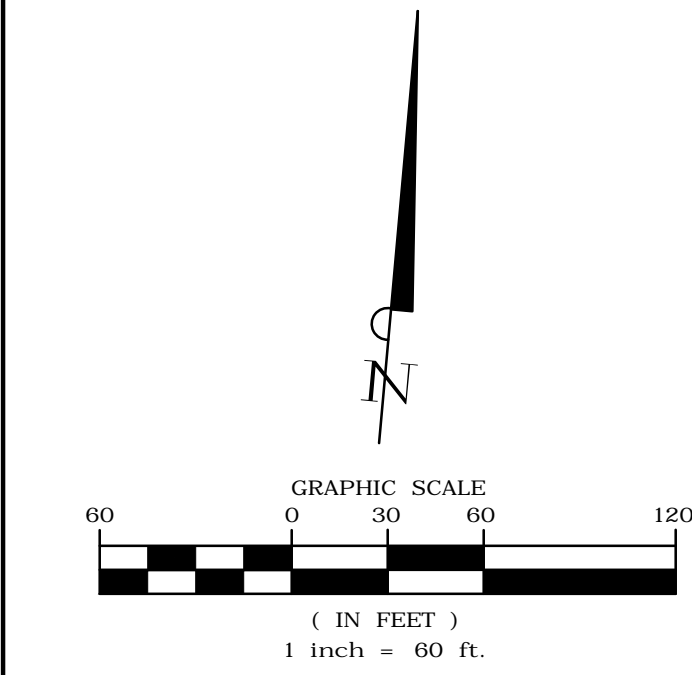
SCALE: 1"=60'
DATE: AUGUST, 2018 SHEET No. C3 of C45 SHEETS

PHASE 4

PHASE COMPLETE - OCTOBER 2020



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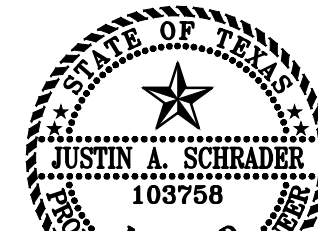
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AUG 29 2018
Justin A. Schrader

DATE	REVISION

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BUFFALO BAYOU PARK

TOPOGRAPHICAL MAP

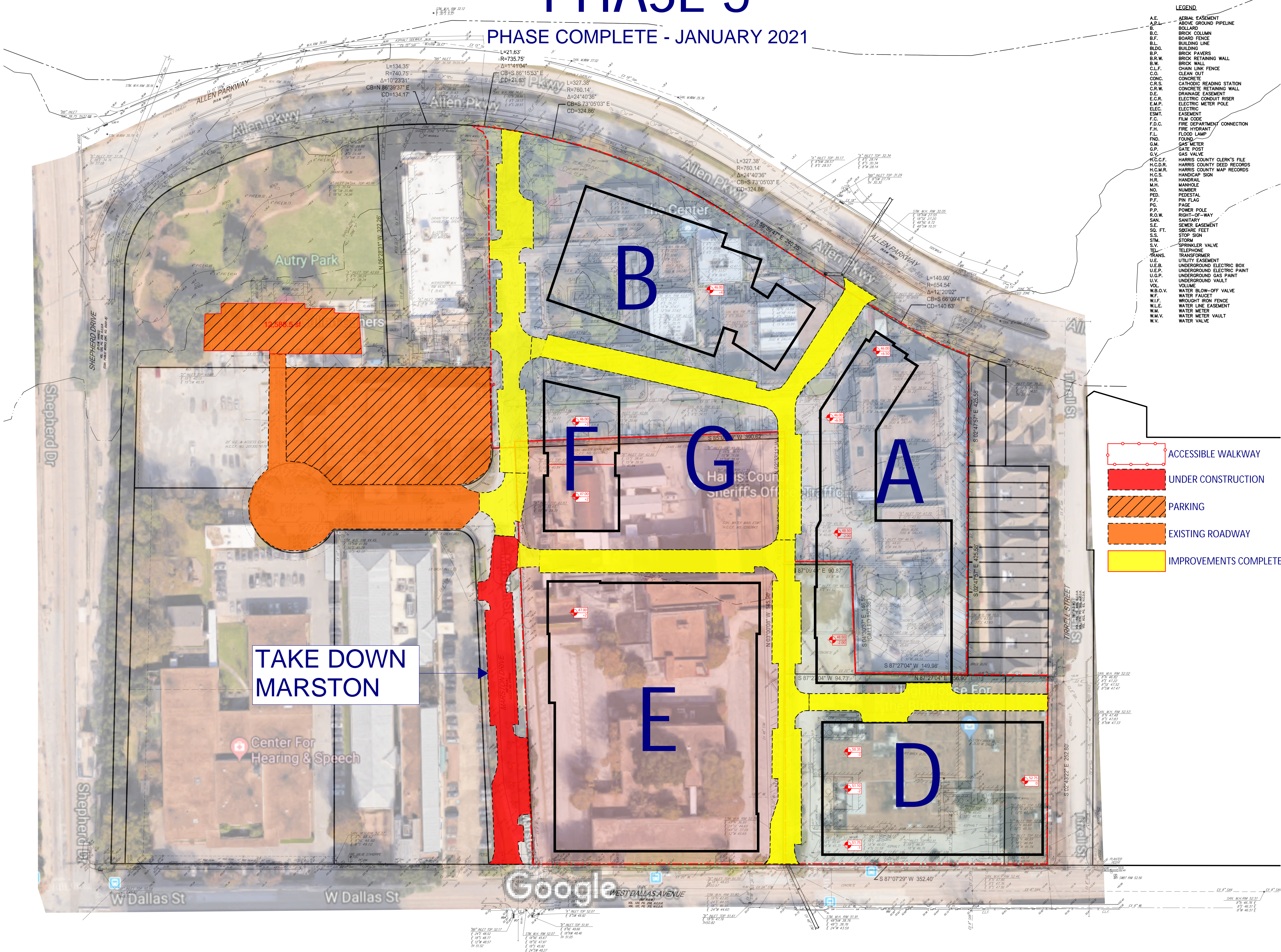
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1904 W. Grand Pkwy N. Phone 713.953.5200
Suite 100 Fax 713.953.5028
Houston, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 2644-0001

SCALE: 1"=60'
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PHASE 5

PHASE COMPLETE - JANUARY 2021



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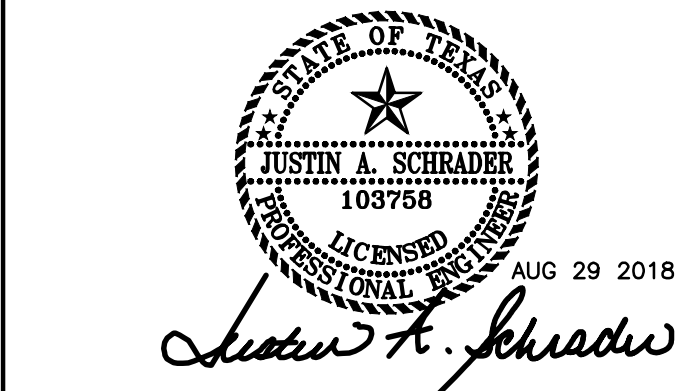
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HARRIS COUNTY, TEXAS

BUFFALO BAYOU PARK

TOPOGRAPHICAL MAP

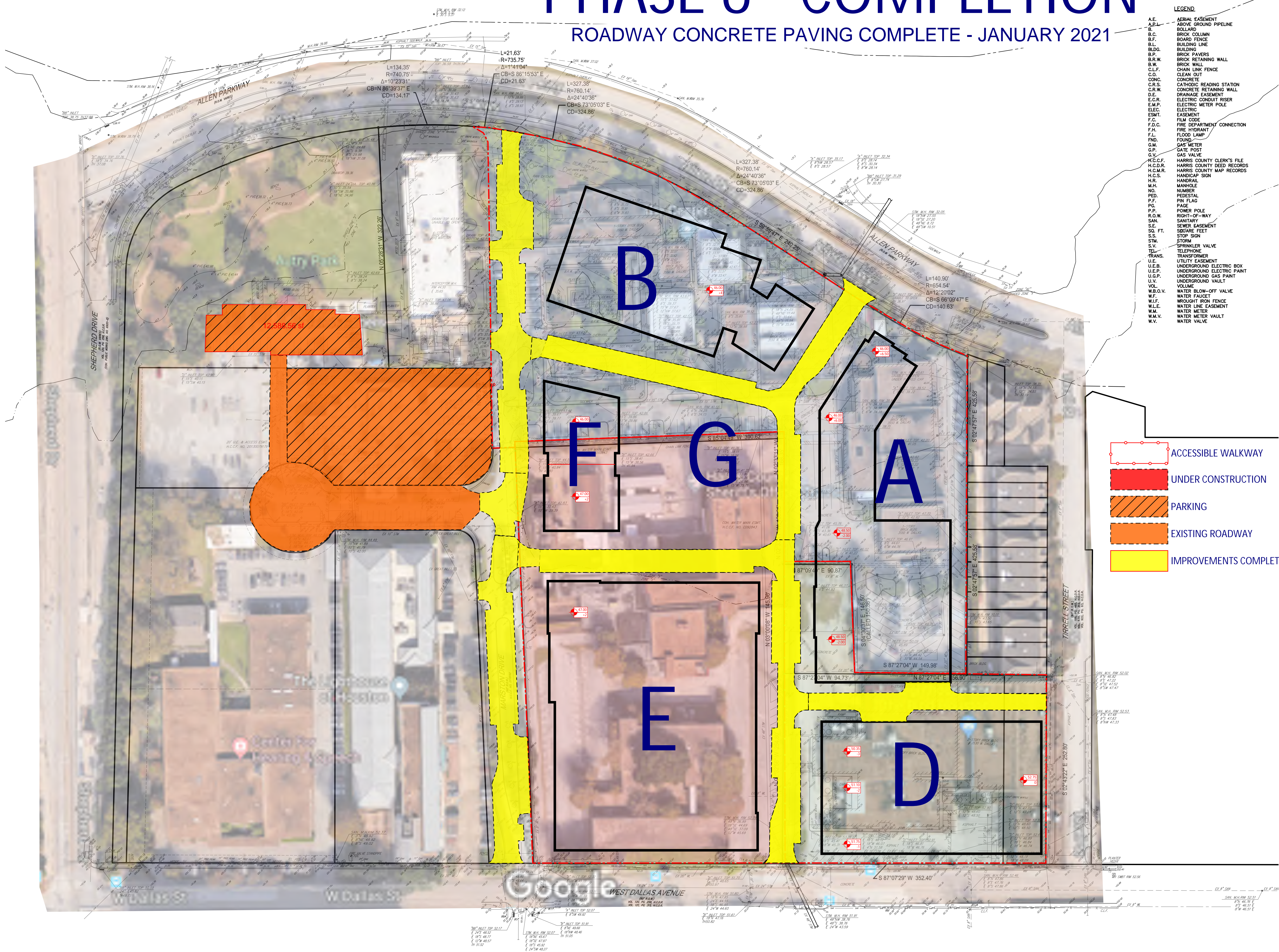
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LJA PROJECT NO.: 2644-0001

SCALE: 1"=60'
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PHASE 6 - COMPLETION

ROADWAY CONCRETE PAVING COMPLETE - JANUARY 2021



- LEGEND
- A.E. AERIAL EASEMENT
 - A.P. ABOVE GROUND PIPELINE
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BUFFALO BAYOU PARK

TOPOGRAPHICAL MAP

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LJA PROJECT NO.: 2644-0001

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Memorial Heights Redevelopment Authority/TIRZ No. 5

Project Update – April 15, 2020



WA	Project Name	CIP Project Number	Status	Work Completed Since February 27, 2020 Board Meeting	Work Anticipated in the Next Month
1	General Consultation	-	In Progress	<ul style="list-style-type: none"> Maintained project list and story map 	<ul style="list-style-type: none"> Update COH MWDBE Database for all active CIP projects. Maintain project list and Story Map, as needed. Update mapping of pedestrian and bicycle improvements.
2	Houston Avenue/ White Oak Intersection	T-0520	Active Construction	<ul style="list-style-type: none"> Continued work with CenterPoint for permanent power. Finalized and submitted Pay Application #13. 	<ul style="list-style-type: none"> Permanent electrical service expected 4/16/2020. Work with RAC on completion of the final estimate. Schedule TDLR and Final inspections.
3	Front End Documents	-	Complete	-	-
4/5	Shepherd Drive and Durham Drive	T-0523A/ T-0523B	Complete	-	-
6	Little Thicket Park	T-0521	Active Construction	<ul style="list-style-type: none"> Provided field observation and construction management. Conducted bi-weekly progress meetings with contractor. Reviewed submittals and RFIs. Worked with the Contractor on final quantities. 	<ul style="list-style-type: none"> Continue field observation and construction management. Meet with Contractor to discuss final quantities. Schedule Final inspection.
7	Heights Boulevard Safety Improvements	T-0527	Active Design	<ul style="list-style-type: none"> Continued design for Heights Boulevard Pedestrian & Bicycle Safety, Heights Boulevard at MKT Trail Safety Improvements, and Safety Improvements along MKT Trail. Added improvements at White Oak Drive and MKT. 	<ul style="list-style-type: none"> Address comments and submit 90% plans to HPW. Receive and address comments on 90% plans.
8	North Canal Project	T-0525	Planning	N/A	<ul style="list-style-type: none"> Continue coordination with COH to determine scope and responsibilities, as needed Meet with TxDOT and HCFCD to determine scope and responsibilities, as needed.
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Continued support of grant administration.
T-0523A-WA#2	Shepherd and Durham PER	T-0523A	Active Design	<ul style="list-style-type: none"> Completed traffic counts and analyzed data. Held workshops on mobility, pedestrians, transit, and bikes. Continued preparation of Design Concept Report (DCR). Met with HPW to confirm Water and Wastewater sizes. Met with HPW Storm to confirm ATLAS 14 requirements. Met with CenterPoint to discuss relocations. Prepare presentation for HPW and Board. Continued Environmental documentation. 	<ul style="list-style-type: none"> Submit Draft DCR for HPW review. Meet with HPW on 4/22/2020. Present to Board 4/23/2020. Address comments and submit Final Report. Receive authorization for Final Design.

EXHIBIT "A"

Memorial Heights Redevelopment Authority (TIRZ No. 5)

The Goodman Corporation Work Authorization No. 3 – General Planning Support

This WORK AUTHORIZATION authorizes consultant services to be performed by THE GOODMAN CORPORATION (the "CONSULTANT") pursuant to the Contract ("AGREEMENT") between the CONSULTANT and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA with general planning assistance to include infrastructure/financial planning and identifying funding opportunities.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide assistance in infrastructure, capital improvement and financial planning, including the identification of discretionary funding opportunities for various TIRZ initiatives. To support the activities listed above, the consultant will draft memorandums and presentations as needed, attend meetings and monitor applicable funding opportunities. Preparation of grant applications are excluded from this scope of services and will be requested additional Work Authorizations.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on an hourly basis not to exceed \$15,000. Rates are provided in Attachment B.
- 4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

IN WITNESS WHEREOF, the parties have executed this Work Authorization as of _____,
20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By: _____

Name: _____

Title: _____

Exhibit B: The Goodman Corporation's Hourly Rates

These rates are effective as of January 2020. Subject to annual revision in January 2021.

Category	Rate
Admin I	\$88
Associate II	\$102
Engineer I	\$141
VP Engineer	\$204
Senior Associate I	\$120
Senior Associate II	\$131
Senior Associate III	\$146
Admin Executive	\$157
Senior Vice President	\$190
VP/Executive I	\$178
VP/Executive II	\$201
VP/Executive III	\$232

The site is located within Little Thicket Park near Ella Drive and West 23rd Street. A section of channel slope failed along Little Thicket Bayou and threatened Little Thicket Park. This project installed riprap, gabion mattresses, and gabion walls to terrace and stabilize the failed slope section. As part of the project, a portion of the existing sidewalks from West 23rd Street through the park have been removed and replaced. A wooden fence has been installed along the top of bank at the location of the repair.

Progress Photographs





Upcoming Work

- Complete sidewalk work and site restoration.
- Finalize punch list with contractor.
- Final inspections to be coordinated.

Contact Information

Construction Manager (CM)

Jones & Carter, Inc. (J|C)
1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
731.234.8947
Contact: Matt Layne

Contractor

Millis Equipment
931 Pheasant Valley Drive,
Suite 240
Missouri City, TX 77489
512.557.5593
Contact: Mike Garcia



THE STATE OF TEXAS §

THE COUNTY OF TRAVIS §

INTERLOCAL AGREEMENT

THIS CONTRACT is entered into by the Contracting Parties under Government Code, Chapter 791.

I. CONTRACTING PARTIES:

The Texas Department of Transportation
Memorial Heights Redevelopment Authority

TxDOT
Local Government

II. PURPOSE: TxDOT will review the environmental assessment and mitigation for the Local Government's project to reconstruct the Shepherd Drive and Durham Drive corridor, from IH 610 Eastbound Frontage Road to IH 10 Westbound Frontage Road in Harris County (TxDOT Project CSJ 0912-72-607).

III. STATEMENT OF SERVICES TO BE PERFORMED: TxDOT will undertake and carry out services described in **Attachment A**, Scope of Services.

IV. CONTRACT PAYMENT: The estimated amount of this contract is \$40,000.00 and shall conform to the provisions of **Attachment B**, Budget. Initial payment shall be due from the Local Government within 30 days of execution of this Agreement.

V. TERM OF CONTRACT: This contract begins when fully executed by both parties and terminates upon completion of TxDOT's work as described in Attachment A, or when otherwise terminated as provided in this Agreement.

VI. LEGAL AUTHORITY: Tex. Gov't Code ch. 791; Tex. Transp. Code ch. 201, subch. I-1 (§§ 201.751-.762); 43 Tex. Admin. Code ch. 2, subch. C (§§ 2.41-.52), and Memorandum of Understanding between the Federal Highway Administration and the Texas Department of Transportation Concerning State of Texas' Participation in the Project Delivery Program Pursuant to 23 U.S.C. 327.

The governing body, by resolution or ordinance, dated April 23, 2020, has authorized the Local Government to obtain the services described in **Attachment A**.

This contract incorporates the provisions of **Attachment A**, Scope of Services, **Attachment B**, Budget, **Attachment C**, General Terms and Conditions, **Attachment D**, Resolution or Ordinance and **Attachment E**, Location Map Showing Project.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY (Name of Local Government)

By _____ Date _____

AUTHORIZED SIGNATURE

Sherry F. Weesner, P.E.

TYPED OR PRINTED NAME AND TITLE

Title President

FOR THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____

Kenneth Stewart
Director of Contract Services

ATTACHMENT A

Scope of Services

The Local Government is preparing environmental assessment and mitigation for the reconstruction of the Shepherd Drive and Durham Drive corridor, including select cross streets, from IH 610 Eastbound Frontage Road to IH 10 Westbound Frontage Road in Harris County ("Project"). This environmental work may include, but may not be limited to:

- A. The identification and assessment of any environmental problems associated with the development of the Project.
- B. Any environmental mitigation and remediation as required.
- C. Providing any public meetings or public hearings required for the environmental assessment process.
- D. The preparation of the NEPA documents required for the environmental clearance of this Project.
- E. Providing to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.
- F. Any additional environmental work requested by the State or FHWA prior to the construction of the Project.

TxDOT will review the Local Government's NEPA documentation, provide consultation, and provide resulting actions for the Project. TxDOT will provide documentation indicating TxDOT's environmental decision for the Project.

ATTACHMENT B

Budget

The Local Government is responsible for 100% of the costs of TxDOT's work performed in the environmental assessment and mitigation process for the Project. The estimated cost for TxDOT's work is \$40,000.00. The Local Government shall remit payment in the amount of \$40,000.00 to TxDOT within 30 days of the execution of this Agreement.

Whenever funds are paid by the Local Government to TxDOT under this contract, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by TxDOT and may only be applied by TxDOT to the Project.

Upon completion of TxDOT's environmental decision for the Project, TxDOT will perform a final accounting of TxDOT's costs. Any funds due by the Local Government or TxDOT for these work items will be promptly paid by the owing party.

ATTACHMENT C

General Terms and Conditions

Article 1. Amendments

This contract may only be amended by written agreement executed by both parties before the contract is terminated.

Article 2. Conflicts Between Agreements

If the terms of this contract conflict with the terms of any other contract between the parties, the most recent contract shall prevail.

Article 3. Disputes

TxDOT shall be responsible for the settlement of all contractual and administrative issues arising out of procurements entered in support of contract services.

Article 4. Ownership of Equipment

Except to the extent that a specific provision of this contract states to the contrary, all equipment purchased by TxDOT under this contract shall be owned by TxDOT.

Article 5. Termination

This contract terminates at the end of the contract term, when all services and obligations contained in this contract have been satisfactorily completed, by mutual written agreement, or 30 days after either party gives notice to the other party, whichever occurs first.

Article 6. Gratuities

Any person who is doing business with or who reasonably speaking may do business with TxDOT under this contract may not make any offer of benefits, gifts, or favors to employees of TxDOT.

Article 7. Responsibilities of the Parties

Each party acknowledges that it is not an agent, servant, or employee of the other party. Each party is responsible for its own acts and deeds and for those of its agents, servants, or employees.

Article 8. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations and with the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement.

Article 9. State Auditor's Provision

The state auditor may conduct an audit or investigation of any entity receiving funds from TxDOT directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

Article 10. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Article 11. Notices

All notices to either party shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	Memorial Heights Redevelopment Authority/TIRZ 5 ATTN: Sherry F. Weesner, P.E., President 1980 Post Oak Blvd, Suite 1380 Houston, Texas 77056
TxDOT:	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

ATTACHMENT D

Resolution or Ordinance

ATTACHMENT E

Location Maps Showing Project



RESOLUTION AUTHORIZING EXECUTION OF AN
INTERLOCAL AGREEMENT WITH THE
TEXAS DEPARTMENT OF TRANSPORTATION

WHEREAS, the Memorial-Heights Redevelopment Authority (the “Authority”) is completing National Environmental Policy Act (“NEPA”) documentation associated with the Shepherd and Durham Major Investment Project;

WHEREAS, the Texas Department of Transportation (“TxDOT”), is responsible for the Federal Highway Administration’s (“FHWA”) actions pertaining to the review, consultation, and approval of NEPA documents; and

WHEREAS, the Authority desires to approve and authorize the execution of an Interlocal Agreement with the TxDOT for the Project (the “Agreement”) to facilitate this review, consultation, and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY THAT:

Section 1. The Agreement, a copy of which is attached hereto as Exhibit “A” and made a part hereof for all purposes, is hereby authorized and approved.

DULY PASSED by majority vote of all members of the Board of Directors of the Memorial- Heights Redevelopment Authority on the 23rd day of April, 2020.

ATTEST:

Ann Lents
Chair, Board of Directors

Janice Hale-Harris
Secretary, Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Memorial-Heights Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on April 23, 2020, via videoconference, as permitted by the March 16, 2020, Declaration by the Governor of the State of Texas (the “Declaration”) which suspended certain provisions of Chapter 551, Texas Government Code, and the roll was called of the members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Robert Stein	Director
Marvin Pierre	Director

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

**RESOLUTION AUTHORIZING EXECUTION OF AN
INTERLOCAL AGREEMENT WITH THE
TEXAS DEPARTMENT OF TRANSPORTATION**

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

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND APPROVED the 23rd day of April, 2020.

Secretary

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

**Project No. T-0523A – Shepherd, Durham, and Selected Cross Streets Reconstruction Project
Work Authorization No. 2 – Final Design for Phase 1 (Interstate 610 through West 15th Street)**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall prepare Final Design Plans and obtain approval from Houston Public Works for the reconstruction of Shepherd Drive, Durham Drive, and Selected Cross Streets between Interstate 610 and West 15th Street.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Final Design for the project. Additional Services include Traffic Control Plan, Storm Water Pollution Preventions Plan, Street and Pedestrian Lighting, Private Utility Coordination, TxDOT Coordination, Geotechnical Investigation, Water and Wastewater Design, Urban Design and Tree Protection/Mitigation, Traffic Signal Design, Drainage Investigations, Public Meetings, and Surveying Services.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$3,008,100.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.

Basic Services	\$1,257,800.00
Additional Services	\$1,681,600.00
Reimbursable Expenses	\$68,700.00
Total	\$3,008,100.00

- 4.0 PROJECT SCHEDULE: The schedule to complete this work is thirteen (13) months.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

JONES | CARTER

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ATTEST:  _____

April 15, 2020

Ms. Sherry Weesner
President
Memorial Heights Redevelopment Authority/ TIRZ No. 5
1980 Post Oak Boulevard, Suite 1380
Houston, TX 77056

Re: Shepherd, Durham, and Selected Cross Streets Reconstruction Project (T-0523A)
Proposal for Professional Services for Final Design
Houston, Texas

Dear Sherry:

Jones & Carter, Inc. (J|C) appreciates the opportunity to present this proposal for design, bid, and construction phase services in connection with the Shepherd, Durham, and Selected Cross Streets Reconstruction project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The scope of work detailed below results from coordination with the City of Houston, METRO, and TxDOT during the Preliminary Engineering Report/Design Concept Report (DCR) Phase of the project. The project understanding and scope of work reflect our current understanding of the agreed upon project. Should details change later, future discussions shall occur to solidify any changes and scope and fee as a result.

Project Understanding

The project will include the following components:

- Full reconstruction, right-of-way to right-of-way to include concrete paving, reduced roadway width, dedicated bike facilities, and widened pedestrian zones:
 - Shepherd Drive between Interstate 610 and West 15th Street
 - Durham Drive between Interstate 610 and West 15th Street
 - West 24th Street between Shepherd Drive and Durham Drive
 - West 20th Street between Shepherd Drive and approximately 900 feet west of Durham Drive
 - West 19th Street between Shepherd Drive and approximately 600 feet west of Durham Drive
 - West 18th Street between Shepherd Drive and approximately 800 feet west of Durham Drive
 - West 16th Street between Shepherd Drive and Durham Drive
 - West 15th Street between Prince Street and Dorothy Street
- Replacement of the existing small diameter water lines along the Shepherd Drive and Durham Drive corridors as detailed during the PER/DCR phase of the project with the City of Houston.

- Replacement of the existing sanitary sewer lines along the Shepherd Drive and Durham Drive corridors as detailed during the PER/DCR phase of the projects with the City of Houston.
- Upgrades to existing storm sewers and inlets to meet City of Houston standards, including incorporating ATLAS 14 rainfall data.
- Consolidation of the overhead electrical and telecom lines along the Shepherd Drive and Durham Drive corridors, as feasible.
- Installation of new traffic and pedestrian signals on the Shepherd Drive and Durham Drive corridors.
- Installation of new street lighting with a pedestrian component for the proposed bike lanes and pedestrian realm.
- Inclusion of landscaping within the Shepherd Drive and Durham Drive corridors to comply with City of Houston requirements.
- Protection of existing mature trees within the Shepherd Drive and Durham Drive corridors.

Based on the above, J|C prepared the following scope of services and fee proposal for MHRA's consideration.

Scope of Services

Basic Services to be provided by J|C and their subconsultants include:

1. General Project Management
J|C will provide project administration, including management of the project team, budget, and schedule and preparation/submission of monthly invoices.
2. MHRA Progress Meetings (Monthly/13 meetings)
J|C will provide monthly updates to MHRA throughout the life of the project to share details regarding scope, schedule, and fee through the life of the project.
3. Team Progress Meetings (Bi-Weekly/26 meetings)
J|C will host team meetings throughout the life of the project to maintain continuity of design and to keep the project on schedule.

4. Public Agency and Stakeholder Coordination

In addition to general correspondence and biweekly meetings with MHRA’s project representatives to discuss project status and review design components, J|C will work with MHRA to engage the project stakeholders at various times during the design process to understand general concerns, present design options, and coordinate construction activities. J|C anticipates this will involve one-on-one engagement to facilitate coordination during the design process. J|C anticipates regular attendance at monthly HPW Utility Coordination Committee meeting to help facilitate necessary relocations under the City’s Utility Relocation Ordinance.

The one-on-one meetings are in-person or via virtual means. Individual meetings with various project stakeholders will be held to review project specifics, logistics, and general coordination associated with the Shepherd Durham and Selected Cross Streets Reconstruction project. Attendees for these meetings include the Project Director (PD), Project Manager (PM), and Deputy Project Manager (DPM). The anticipated one-on-one public agency and stakeholder meetings are detailed below.

Public Agencies and Project Stakeholders	Number of 1-on-1 Meetings	Attendees
HPW Utility Coordination Committee (UCC)	Nine (9)	PM or DPM
Houston Public Works (HPW) Interagency Group	Four (4)	PM, DPM
HPW Transportation and Drainage Operations (TDO)	Six (6)	PM, DPM
Traffic and Transportation Committee	One (1)	PM, DPM
METRO	Two (2)	PM, DPM
TxDOT	Two (2)	PM, DPM
Houston Parks and Recreation Department	Two (2)	PM
HEB	Two (2)	PM
Bike Houston	One (1)	PM
HISD	Two (2)	PM
Heights Association	One (1)	PM

- a. City of Houston – After receipt of the signed Record of Decisions and Action Items (RDAI) generated in the Preliminary Design phase, J|C will meet with the City to confirm the roadway and public utility needs for the project. Beyond the initial planning meeting, J|C

will coordinate with City department staff at each milestone review to discuss concerns, review comments, reinforce project goals, and develop consensus.

5. Private Utility Coordination

The one-on-one meetings are in-person or via virtual means. Individual meetings with various private utility companies will be held to review project specifics, logistics, and general coordination associated with the Shepherd Durham and Selected Cross Streets Reconstruction project. Attendees for these meetings include the Project Director (PD), Project Manager (PM), and Deputy Project Manager (DPM). The anticipated private utility companies are detailed below.

Private Utility Coordination	Number of 1-on-1 Meetings	Attendees
CenterPoint Energy	Four (4)	PM
AT&T	Two (2)	PM
Comcast	Two (2)	PM
Phonoscope	Two (2)	PM

- b. CenterPoint – J|C will coordinate with CenterPoint regarding gas lines, street lighting, power connections for traffic signals, overhead facility consolidation, plan review at each milestone, conflict investigation, and final plan approval.
- c. AT&T – J|C will coordinate with AT&T at each milestone regarding plan reviews, conflict investigation, relocation needs, and final plan approval.
- d. Other Private Utilities – J|C will coordinate with other private utility companies with facilities in the project limits as needed to locate facilities, determine conflicts/relocations, and/or address concerns as needed.

6. Prepare Design Plan Set (60%, 90%, 100%)

Development and production design tasks will be as follows.

- a. Records Requests – Request, compile, and review existing City of Houston public utility record drawings and CenterPoint Energy, AT&T, and other pertinent private utility record drawings.
- b. Site Visits – Conduct site visits to collect pertinent first-hand knowledge of the land, its condition, context, adjacent land uses, and access needs; assess electrical conditions; review survey data; and confirm conditions/proposed features during design.
- c. Civil Design – Based on City, MHRA, and design team coordination efforts, J|C will design the roadways and intersections to accommodate all modes of transportation and future utility needs. Roadway horizontal and vertical alignments will be set to minimize impact

to intersecting streets and drainage. Turning movements around corners will be analyzed using AutoTURN software. Recommendations for pavement cross section provided by HVJ will be incorporated into the design. Following the recommendations made following the completion of drainage analysis in Preliminary Design, J|C will design the storm sewer system within the project corridors.

- d. **Design Review Submittals to MHRA and HPW (60%, 90%, 100%)**
J|C will provide interim 60%, 90%, and 100% plans for submission to MHRA, the City, and private utilities for review.
- e. **Signage and Striping Design – J|C will provide the proposed vehicular and bicycle traffic signing and striping layouts and details for the project.**
7. **Prepare Estimations of Construction Costs (60%, 90%, 100%)**
An estimate of construction cost will also be provided at each submittal stage.
8. **Prepare Project Specifications (60%, 90%, 100%)**
The bid schedule and specifications for all disciplines will be included in the project manual, which will be provided to MHRA at the 60% and 90% submittal stages for review and finalized as part of the bid-ready construction documents along with the permitted plans.
9. **Internal QC Review (60%, 90%, 100%)**
Quality Control reviews shall be performed by each discipline at each stage of submittal.
10. **Constructability Review (60%, 90%)**
J|C's construction manager will provide a constructability review on the plan documents at the 60% and 90% stages.
11. **Prepare Design Review Checklists (60%, 90%, 100%)**
Checklists are typically provided by the COH and the J|C team will prepare and submit checklists as required.
12. **Construction Duration Calculations**
At the 90% and 100% phase, construction duration calculations shall be performed to determine the contract duration to be used in the bid documents.
13. **Utility Company Signatures**
Once final comments are received and addressed, J|C will issue the final bid-ready plans for private utility signatures.

14. HPW Signatures

Once final comments are received and addressed, J|C will issue the final bid-ready plans for City signatures.

15. Issue Bid Ready Documents

J|C will issue the bid package on Civcast, conduct the pre-bid meeting, issue addenda as needed, tabulate bids received, and assist MHRA with bidder selection as requested.

16. 2-Step Qualifications and Bid Process

J|C will lead MHRA through the 2-Step process when bidding the work and selecting a contractor. The process includes a request for and a review of qualifications prior to taking bids. Once qualified bidders are recognized, bid shall be requested and reviewed, and a recommendation of award letter issued to the board prior to construction.

Additional Services to be provided by J|C and their subconsultants include:

1. Traffic Control Plan

J|C and/or their subconsultant shall provide project specific traffic control plans, detour plans, and details as needed to safely direct vehicular and pedestrian traffic around construction zones. J|C will coordinate with MHRA and the City to discuss and consider scheduled events when developing the construction phasing and associated traffic control.

2. SWPPP Design

J|C or their subconsultant shall provide storm water pollution prevention plans and details as needed for the project.

3. Street Lighting Plan

Hunt & Hunt will develop system layout and details for street lighting elements in cooperation with CenterPoint Energy, including the design of conduit and placement of pull boxes. For a more detailed breakdown of Hunt & Hunt's scope of work, see Attachment B.

4. Behind the Curb Lighting (Hourly)

Hunt & Hunt will develop system layout and details for behind the curb lighting elements in cooperation with CenterPoint Energy, including the design of conduit and placement of pull boxes. For a more detailed breakdown of Hunt & Hunt's scope of work, see Attachment B.

5. Private Utility Coordination (Hourly)

If necessary, J|C will perform additional private utility coordination.

6. TxDOT Coordination (Hourly)

Should the plan set require review by TxDOT to accommodate the BUILD grant requirements, J|C will coordinate submission of the plans and address comments, as needed.

7. Geotechnical Investigation

HVJ Associates, Inc. (HVJ) will perform the geotechnical investigation for the project. For a more detailed breakdown of HVJ's scope of work, see Attachment C.

8. Water and Wastewater Design

Aurora shall provide design of the water and wastewater utilities providing plan and profile documentation to be included in the plan set for review and approval in accordance with the DCR. For a more detailed breakdown of Aurora's scope of work, see Attachment D.

9. Urban Design and Tree Protection, Mitigation, and Planting Plan

SWA Group (SWA) will provide concept, hardscape, and landscape design services for the project. For a more detailed breakdown of SWA's scope of work, see Attachment E.

10. Traffic Signal Design

- a. Temporary Traffic Signal Design – J|C will prepare temporary traffic signal plans to provide continuous signalization during the various construction phases of the project for the eight (8) existing traffic signals in the project corridor. The temporary traffic signal plans shall include timber poles, pole mounted traffic controller cabinet, vehicle detection, vehicle signalization, and overhead signs as necessary at each intersection.
- b. Proposed Traffic Signal Design – J|C will prepare traffic signal plans to remove/modify the existing traffic signals and install new traffic signals, including new traffic signals at West 16th Street, for the project in accordance with City standards and specifications. The traffic signal design plans will include existing conditions layout, pedestrian ramps layout, proposed traffic signal layout, traffic signal pole schedule, cable schematic, traffic signal general notes, applicable agency standard detail sheets, and summary of traffic signal quantities.

The existing traffic signals will be removed, and new traffic signals installed at the following locations:

- Shepherd Drive at West 24th Street
- Durham Drive at West 24th Street
- Shepherd Drive at West 20th Street
- Durham Drive at West 20th Street
- Shepherd Drive at West 19th Street
- Durham Drive at West 19th Street
- Shepherd Drive at West 16th Street – new signal
- Durham Drive at West 16th Street – new signal

The existing traffic signals will remain in place and may be modified to account for the proposed project improvements at the following locations:

- Shepherd Drive at Interstate 610 Eastbound Service Road
- Durham Drive at Interstate 610 Eastbound Service Road

11. Drainage Analysis

The existing storm sewer systems along the Shepherd Drive and Durham Drive corridors will be modeled using HouStorm (the City's current accepted modeling software) to determine the adequacy of the storm sewer systems based on current City criteria, including ATLAS 14. Reasonable assumptions will be made for the drainage areas and flows associated with adjacent storm sewer systems connecting to the Shepherd Drive and Durham Drive corridor systems that outfall into White Oak Bayou.

12. Public Meetings

J|C anticipates two public meeting for the project occurring near the 60% and 100% submittals to inform the public of the project and educate regarding design components and construction expectations. The specific content of the public meeting will be coordinated with MHRA to achieve MHRA's goals for the meeting. Materials provided for the public meeting may consist of a PowerPoint presentation, strip maps, presentation boards, and/or handouts for information purposes to be approved in advance by MHRA.

13. Surveying

United Engineers, Inc. (UEI) will perform work in association with ROW purchase, monumentation and topographic survey updates as conditions changes along the project corridor. For a more detailed breakdown of UEI's scope of work, see Attachment F.

Reimbursable Expenses

1. TLDR Review & Inspection

Accessible Design Solutions (ADS) will provide Texas Accessibility Standards (TAS) review and inspection services in addition to hourly consulting services related to TAS compliance as requested. For a more detailed breakdown of ADS's scope of work, see Attachment G.

2. Repro/Mileage/Parking/Civcast Expenses

Expenses for the project include mileage costs, printing costs, parking fees, City plan review fees, and Civcast setup.

3. City Plan Approval Fee

The City fee is fixed based on the number of plan sheets. The current sheet count is estimated to be 510 sheets.

Assumptions

1. This proposal is based on the recommendations made in the final DCR. Deviations from the DCR may require revisions to J|C's scope and fees or Additional Services.
2. The design of the Shepherd Durham and Selected Cross Streets Reconstruction project will be based on the requirements of the City of Houston *Infrastructure Design Manual*, dated July 1, 2019. Should the City change any criteria, it would likely result in a change in design scope and request for Additional Services. It is possible this could also impact the recommendations being assumed as part of this proposal and result in additional construction cost.
3. Landscaping and lighting will be installed on Shepherd Drive and Durham Drive between Interstate 610 and West 15th Street to comply with the requirements of the City of Houston. Landscaping and street lighting will require low or no maintenance as a Maintenance Agreement is not in place between the City and MHRA.
4. Consolidation of overhead electric and telecommunication lines and poles will be limited to the rights-of-way of Shepherd Drive and Durham Drive. Relocation of overhead electric and telecommunication lines and poles outside of these limits can be provided as an Additional Service.

Schedule

J|C understands there is an aggressive schedule for the project to complete the design phase in one year. J|C will prepare a project schedule showing the tasks/milestone dates that need to be met to meet MHRA's scheduling needs.

Proposed Fee

J|C is requesting a lump sum fee of \$3,008,100.00 for the Final design and bid phase services described in this proposal. For a detailed breakdown of the fee, refer to Attachment A.

Invoices will be submitted by J|C monthly on a percentage of completion basis and the full amount will be due and payable to J|C upon receipt. If the MHRA objects to all or any portion of an invoice, MHRA will notify J|C in writing within seven (7) calendar days of the invoice date and pay that portion of the invoice not in dispute. MHRA will pay an additional charge of 0.75% of the invoiced amount per month for any payment received by J|C more than thirty (30) days from receipt of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favor of the MHRA. Payment thereafter will be first applied to accrued interest and then to the principal unpaid amount. In the event of a conflict between this agreement and the PSA, the PSA governs.



Shepherd Durham and Selected Cross Streets Reconstruction – Proposal for Professional Services
Page 10
April 15, 2020

Special Considerations

This proposal is based on the following special considerations:

1. Services requested by the MHRA that are outside the scope of this proposal will be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates (refer to Attachment C) or on a lump sum basis to be mutually agreed upon by MHRA and J|C. The hourly rate schedule is subject to revision January 1st of each year.
2. Fees do not include sales taxes that may be imposed.
3. The proposed fees shall be considered in their entirety for the scope of services. Should the MHRA wish to contract with J|C for only a portion of the work, J|C reserves the right to negotiate individual scope items on their own merits.
4. This proposal shall be valid for sixty days from this date and may be extended upon approval by J|C.

J|C hopes you will find this proposal to be acceptable and are thankful for the opportunity to continue our working relationship with MHRA. Please feel free to contact the undersigned if you have any questions.

Sincerely,

Robert Aylward
Chief Executive Officer


A handwritten signature in blue ink, appearing to read 'Kristen Hennings'.

Kristen Hennings, P.E., CFM, LEED® Green Associate
Senior Project Manager

Attachments

ATTACHMENT A
Fee Proposal
Shepherd Drive and Durham Drive Reconstruction Project

4/16/2020

<div> JONES CARTER</div>		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Construction Mgr. V	Admin III	GIS Operator III	CAD III	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$185.00	\$160.00	\$140.00	\$120.00	\$100.00	\$185.00	\$100.00	\$140.00	\$95.00				
BASIC SERVICES																	
Task 200 - Design Phase Basic Services - PHASE 1 (13 Months)(Lump Sum)																	
1	General Project Management			156	78						52			\$53,170		\$0.00	\$53,170.00
2	MHRA Progress Meetings (Monthly) (13 meetings)			52	36		24							\$21,200		\$0.00	\$21,200.00
3	Team Progress Meetings (Bi-Weekly) (26 meetings)			104	78		52							\$44,070		\$0.00	\$44,070.00
4	Public Agency and Stakeholder Coordination (60%, 90%, 100%)																
	a - HPW UCC (9 meetings)			30	30									\$12,000		\$0.00	\$12,000.00
	b - UCC Letters (PNL, FNL)			4	8		24							\$5,700		\$0.00	\$5,700.00
	c - HPW Interagency (4 meetings)			16	16		12							\$8,080		\$0.00	\$8,080.00
	d - HPW TDO (6 meetings)			24	24		12							\$11,280		\$0.00	\$11,280.00
	e - HPW Comment Response Meetings (3 meetings)			8	8		16							\$5,440		\$0.00	\$5,440.00
	f - Traffic and Transportation Committee (1 meeting)			6	6		4							\$2,960		\$0.00	\$2,960.00
	g - METRO (4 meeting)			16	16		8							\$7,520		\$0.00	\$7,520.00
	h - TxDOT (2 meeting)			8	8		4							\$3,760		\$0.00	\$3,760.00
	i - Houston Parks and Recreation Department (2 meetings)			8	8		4							\$3,760		\$0.00	\$3,760.00
	j - HEB (1 meeting)			4	4		2							\$1,880		\$0.00	\$1,880.00
	k - Bike Houston (1 meeting)			4	4									\$1,600		\$0.00	\$1,600.00
	l - Arabic Immersion School (1 meeting)			4	4									\$1,600		\$0.00	\$1,600.00
	m - Heights Association (1 meeting)			4	4		2							\$1,880		\$0.00	\$1,880.00
	n - Miscellaneous Stakeholder (1 meeting)			4	4		2							\$1,880		\$0.00	\$1,880.00
5	Private Utility Coordination																
	- CenterPoint Energy (4 meetings)			16	16		8							\$7,520		\$0.00	\$7,520.00
	- Review and Incorporate CenterPoint Energy Data			24			48							\$11,880		\$0.00	\$11,880.00
	- AT&T (2 meetings)			8	8		4							\$3,760		\$0.00	\$3,760.00
	- Review and Incorporate AT&T Data			24			48							\$11,880		\$0.00	\$11,880.00
	- Comcast (2 meetings)			8	8		4							\$3,760		\$0.00	\$3,760.00
	- Review and Incorporate Other Utility Data			24			48							\$11,880		\$0.00	\$11,880.00
	- Phonoscope (2 meetings)			8	8		4							\$3,760		\$0.00	\$3,760.00
	- Review and Incorporate Other Utility Data			24			48							\$11,880		\$0.00	\$11,880.00
6	Prepare Design Plan Set (60%, 90%, 100%)																
	a Cover Sheet			2	4		4		8					\$2,530		\$0.00	\$2,530.00
	b Index of Sheets			2	4		24							\$4,530		\$0.00	\$4,530.00
	c General Notes			2	4		4		12					\$2,930		\$0.00	\$2,930.00
	d Overall Layout Sheet			2	4		8		16					\$3,890		\$0.00	\$3,890.00
	e Survey Control Map			4	8		16							\$4,580		\$0.00	\$4,580.00
	f Swing Ties			4	8		16							\$4,580		\$0.00	\$4,580.00
	g Drainage Area Maps (4 sheets)			8	12		16		40					\$10,180		\$0.00	\$10,180.00
	h Drainage Calculation Sheets (32 sheets)			16	32		32		64					\$20,240		\$0.00	\$20,240.00
	i Demolition Plans (25 sheets)			25	50		100		150					\$43,625		\$0.00	\$43,625.00
	j Typical Cross Sections			4	16		24		40					\$11,180		\$0.00	\$11,180.00
	k Plan & Profiles (Paving & Drainage) (50 sheets)			150	300	80	500		600					\$230,550		\$0.00	\$230,550.00
	l Plan & Profiles (Storm Laterals)			50	120	80	200		300					\$103,750		\$0.00	\$103,750.00
	m Intersection Layouts/ Enlargements			40	120		150		300					\$81,800		\$0.00	\$81,800.00
	n Plan & Profiles (Water & Wastewater) (28 sheets)(no backlot)			4	8		8							\$3,460		\$0.00	\$3,460.00
	o Plan & Profiles (Water & Wastewater Laterals)			4	4		4							\$2,160		\$0.00	\$2,160.00
	p Driveway Tabulation (5 sheets)			4	18		24		80					\$15,550		\$0.00	\$15,550.00
	q Cross Sections			36	72	108	180							\$63,540		\$0.00	\$63,540.00
	r Standard Details - Paving			2	4		5		20					\$3,870		\$0.00	\$3,870.00
	s Standard Details - Storm Sewer			2	4		5		20					\$3,870		\$0.00	\$3,870.00
	t Standard Details - Water			2	4		6		20					\$4,010		\$0.00	\$4,010.00
	u Standard Details - Wastewater			2	4		6		20					\$4,010		\$0.00	\$4,010.00
	v Miscellaneous Details			2	8		10		20					\$5,310		\$0.00	\$5,310.00
	w Tree and Plant Protection			1	2		2							\$865		\$0.00	\$865.00
	x Material Schedule			1	2		2							\$865		\$0.00	\$865.00
	y Landscape Drainage Plan			2	4		4							\$1,730		\$0.00	\$1,730.00
	z Proposed Hardscape Plans			2	4		4							\$1,730		\$0.00	\$1,730.00
	aa Hardscape Details			2	4		4							\$1,730		\$0.00	\$1,730.00
	ab Landscape Details			2	4		4							\$1,730		\$0.00	\$1,730.00
	ac Proposed Signing & Pavement Marking Plans (25 sheets)			16	60		150		300					\$65,540		\$0.00	\$65,540.00
	ad Signing & Pavement Marking Details			1	2		4		8					\$1,945		\$0.00	\$1,945.00
7	Prepare Estimations of Construction Costs (60%, 90%, 100%)																
	a 60% Estimate			8	16		32		60					\$15,160		\$0.00	\$15,160.00
	b 90% Estimate			8	16		32		60					\$15,160		\$0.00	\$15,160.00
	c 100% Estimate			4	12		24		40					\$10,440		\$0.00	\$10,440.00
8	Prepare Project Specifications (60%, 90%, 100%)																
	a 60% Submittal			20	12		8							\$7,640		\$0.00	\$7,640.00

ATTACHMENT A
Fee Proposal
Shepherd Drive and Durham Drive Reconstruction Project

4/16/2020

<div><div><div><div></div></div><div>JONES CARTER</div></div></div>		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Construction Mgr. V	Admin III	GIS Operator III	CAD III	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$185.00	\$160.00	\$140.00	\$120.00	\$100.00	\$185.00	\$100.00	\$140.00	\$95.00				
	b 90% Submittal			32	40		48		24					\$23,400		\$0.00	\$23,400.00
	c 100% Submittal			4	12		16		16					\$6,920		\$0.00	\$6,920.00
9	Internal QC Review (60%, 90%, 100%)																
	a 60% Review	40		80	80		40							\$47,600		\$0.00	\$47,600.00
	b 90% Review	40		80	80		40							\$47,600		\$0.00	\$47,600.00
	c 100% Review	8		40	40		20							\$20,800		\$0.00	\$20,800.00
10	Constructability Review (60%, 90%)																
	a 60% Review			8						40				\$9,120		\$0.00	\$9,120.00
	b 90% Review			8						40				\$9,120		\$0.00	\$9,120.00
11	Prepare Design Review Checklists (60%, 90%, 100%)																
	a 60% Design Review Checklists			2	4		8							\$2,290		\$0.00	\$2,290.00
	b 90% Design Review Checklists			2	4		8							\$2,290		\$0.00	\$2,290.00
	c 100% Design Review Checklists			2	4		8							\$2,290		\$0.00	\$2,290.00
12	Design Review Submittals to MHRA and HPW (60%, 90%, 100%)																
	60% Review			8	16		32							\$9,160		\$0.00	\$9,160.00
	90% Review			8	16		32							\$9,160		\$0.00	\$9,160.00
	100% Review			8	16		32							\$9,160		\$0.00	\$9,160.00
13	Construction Duration Calculations			4	8					4				\$3,080		\$0.00	\$3,080.00
14	Utility Company Signatures						24							\$3,360		\$0.00	\$3,360.00
15	HPW Signature			8	8		8							\$4,320		\$0.00	\$4,320.00
16	Issue Bid Ready Documents																
	a Plans			2	8		16							\$4,150		\$0.00	\$4,150.00
	b Project Manual			2	4		8							\$2,290		\$0.00	\$2,290.00
	c Estimate			2	2		4							\$1,360		\$0.00	\$1,360.00
17	2-Step Qualifications and Bid Process																
	a Write and Publish ad for SOQs			2	2									\$800		\$0.00	\$800.00
	b Prepare for and Conduct Pre-Proposal Meeting			8	8		8							\$4,320		\$0.00	\$4,320.00
	c Receive and Evaluate SOQs		12	12	12									\$7,560		\$0.00	\$7,560.00
	d Write and Publish Ad for Bids			2	2									\$800		\$0.00	\$800.00
	e Prepare for and Conduct Pre-Bid Meeting			8	8		8							\$4,320		\$0.00	\$4,320.00
	d Prepare and Issue Addenda (max 2)			8	8		16							\$5,440		\$0.00	\$5,440.00
	g Receive and Tabulate Bids			2	8		16		24					\$6,550		\$0.00	\$6,550.00
	h Assist with Evaluation and Provide Recommendation to MHRA			2	4		4							\$1,730		\$0.00	\$1,730.00
Total Design Phase Basic Services																	\$1,257,800.00
Task 400 - Additional Services (Lump Sum plus Hourly)																	
1	Traffic Control Plan (Aurora)(Hourly)														\$158,700.00	\$171,396.00	\$171,396.00
2	Storm Water Pollution Prevention Plan (I C)(Hourly)																
	a SWPPP Layouts (25 sheets)			32	80		120	120						\$52,880		\$0.00	\$52,880.00
	b SWPPP Details			1	2		4							\$1,145		\$0.00	\$1,145.00
3	Street Lighting Plan (HHE)(MWDBE)(Hourly)														\$125,000.00	\$135,000.00	\$135,000.00
4	Behind the Curb Lighting (HHE)(MWDBE)(Hourly)													\$0	\$125,000.00	\$135,000.00	\$135,000.00
5	Private Utility Coordination (Hourly)			96										\$20,640		\$0.00	\$20,640.00
6	TxDOT Coordination (Hourly)			16			30		40					\$11,640		\$0.00	\$11,640.00
7	Geotechnical Investigation (Lump Sum)														\$86,605.00	\$93,533.40	\$93,533.40
8	Water and Wastewater Design (Aurora)(MWDBE)(Hourly)														\$136,000.00	\$146,880.00	\$146,880.00
9	Urban Design, Tree Protection, Mitigation, and Planting Plan (SWA) (Lump sum)														\$445,000.00	\$480,600.00	\$480,600.00
10	Traffic Signal Design (I C) (Lump Sum)																
	a Temporary Traffic Signal Layouts (10 intersections, 3 phases)			20	40			120	400					\$66,100		\$0.00	\$66,100.00
	b Existing Traffic Signal Layouts (8 intersections)(Update from DSR)			4	4			8	24					\$4,960		\$0.00	\$4,960.00
	c Proposed Traffic Signal Layouts (8 intersections)			30	40			60	200					\$41,050		\$0.00	\$41,050.00
	d Pole Schedules (8 intersections)			10	20			30	120					\$21,450		\$0.00	\$21,450.00
	e Proposed Cable Schematics (8 intersections)			20	40			60	120					\$30,900		\$0.00	\$30,900.00
	f Quantity Summary & Misc Sheets			8	16			32	96		32			\$21,320		\$0.00	\$21,320.00
11	Drainage Investigations and Hydraulic Impact Studies (Lump Sum)																
	a Hydrological input				24		32							\$8,920		\$0.00	\$8,920.00
	b Hydraulic input			8	80		80							\$27,720		\$0.00	\$27,720.00
	c Existing Houstorm Simulation			8	16		24							\$8,040		\$0.00	\$8,040.00
	d Proposed Houstorm Simulation			16	40		80							\$22,040		\$0.00	\$22,040.00
	e Comparison Results to Infowork and Recommendations		8	24	24									\$11,440		\$0.00	\$11,440.00
	f Address COH Comments			8	8									\$3,200		\$0.00	\$3,200.00
12	Public Meetings (Hourly)																
	a Prepare for Public Meeting (max 2)			80	80		80		80					\$51,200		\$0.00	\$51,200.00
	b Conduct Public Meeting (max 2)			8	8		8							\$4,320		\$0.00	\$4,320.00

ATTACHMENT A
Fee Proposal
Shepherd Drive and Durham Drive Reconstruction Project

<div><div><div><div></div></div><div>JONES CARTER</div></div></div>		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Construction Mgr. V	Admin III	GIS Operator III	CAD III	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$185.00	\$160.00	\$140.00	\$120.00	\$100.00	\$185.00	\$100.00	\$140.00	\$95.00				
13	Surveying (UEI)(MWDBE)(Hourly)																
	a Plats and Metes & Bounds (20 parcels @\$2,500)														\$50,000.00	\$54,000.00	\$54,000.00
	b Title Research (20 parcels @ \$1,000)														\$20,000.00	\$21,600.00	\$21,600.00
	c Topographic Survey Updates on Shepherd and Durham (including full profile)														\$24,000.00	\$25,920.00	\$25,920.00
	d Monumentation														\$8,000.00	\$8,640.00	\$8,640.00
																\$0.00	\$0.00
Total Additional Services																	\$1,681,600.00
Task 800 - Reimbursable Expenses																	
1	TDLR Review & Inspection (Accessible Design Solutions)														\$8,000.00	\$8,640.00	\$8,640.00
2	Repro/Mileage/Parking/Civcast Expenses														\$10,000.00	\$10,000.00	\$10,000.00
3	City Plan Approval Fees (510 sheets)														\$50,000.00	\$50,000.00	\$50,000.00
Total Reimbursable Expenses																	\$68,700.00
Hours Subtotal		88	20	1,755	2,238	268	2,844	430	3,322	84	84	0	0				11133
SUBTOTAL BASIC SERVICES AND ADDITIONAL SERVICES - DESIGN		\$ 22,000	\$ 4,600	\$ 377,325	\$ 414,030	\$ 42,880	\$ 398,160	\$ 51,600	\$ 332,200	\$ 15,540	\$ 8,400	\$ -	\$ -	\$1,666,735	\$1,196,305.00	\$1,291,209.40	\$3,008,100.00

- Potential Unknowns:
- TxDOT/FHWA vs. City Criteria and associated variances (preparation)
 - Enhancement Agreements with Adjacent Property Owners (adopt your frontage)
 - Adopt-an-Esplanade for Landscaping
 - Continued redevelopment and changes to topo (updates during design?)
 - Potential irrigation
 - Utility Relocation/Consolidation Costs
 - Additional Lighting for Bicycle Facilities
 - Additional Pedestrian Lighting
 - Bidding on Civcast
 - Trees for Houston
 - Signature Bus Shelters
 - Connection to IH 610
 - Subsurface Utility Engineering (SUE)
 - Driveway consolidation
 - Temporary Construction Easements



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

December 4, 2019

Ms. Kristen Hennings, PE
 Senior Project Manager
 Jones | Carter
 6330 West Loop South, Suite 150
 Bellaire, Texas 77401

Re: Geotechnical Study
 Shepherd and Durham Drives Reconstruction
 From IH 610 Eastbound Frontage Road to W 15th Street
 Houston, Texas
 Owner: City of Houston
 HVJ Proposal No. HG1910479

Dear Ms. Hennings:

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

Project Description:

The project involves complete reconstruction of Shepherd Drive and Durham Drive between IH 610 Eastbound Frontage Road and W 15th Street in Houston, Texas. It also involves reconstruction of W 24th, W 20th, W 19th, W 18th, W 16th and W 15th streets located between Shepherd Drive and Durham Drive. The limits of reconstruction of W 20th, W 19th, W 18th and W 15th streets extend beyond Durham Drive by about 400 to 800 feet as shown in the layout attached. The proposed improvements include reconstruction of pavement, sidewalks and installation of utilities. Based on the information provided to us, we understand that the invert depth of utilities will not exceed 15 feet below existing grade and will be installed using open cut technique.

Scope of Work:

The geotechnical investigation will be performed in general accordance with Chapter 11 of the City of Houston Department of Public Works and Engineering Infrastructure Design Manual dated July 2019. We propose to drill 34 borings to a depth of 25 feet below the existing grade for the utilities and pavement, and an additional 33 borings to a depth of 5 feet below the existing grade. The spacing between the utility borings will be about 500 feet and the spacing between the pavement borings will be about 250 feet in accordance with the City of Houston guidelines. In accordance with requirements of Chapter 11, we are planning to convert three utility borings into piezometers based on water levels encountered during drilling. Groundwater levels will be obtained 24-hours after initial installation and 30 days after installation. The piezometers will be abandoned after taking the final water readings.

Based on the available information, the existing pavement along Durham Drive consists of JRCP and asphalt pavement section along the remaining streets. The existing pavement along Durham Drive will be cored at the borehole locations prior to drilling and pavement thickness information obtained from the cores will be obtained. At the remaining locations, we All boreholes (with exception to borings converted to piezometers) will be backfilled with cement grout by tremie method to the full depth in accordance with the City guidelines. The pavement cores will be patched with concrete or asphalt to restore the site. Traffic control will be used during the field operations. The borings will be used to determine site stratigraphy and to obtain samples for laboratory testing. All the field and laboratory tests will be performed according to ASTM standards, where applicable, or with other well-established procedures.

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

- Boring logs and test data,
- Groundwater conditions,
- Generalized subsurface conditions,
- Pavement design recommendations for Shepherd Drive, Durham Drive, W 24th, W 20th, W 19th, W 18th, W 16th and W 15th streets,
- Subgrade preparation recommendations,
- Recommendations for installation utilities by open-cut technique,
- Piping system thrust restraint design recommendations,
- Structural fill requirements and general earthwork recommendations,

Two draft copies of each of our geotechnical reports will be delivered for review by Jones | Carter and the City of Houston. After approval of our draft reports by Jones | Carter and the City of Houston, two final copies and CD with an electronic version of each report will be submitted.

Schedule:

We expect to complete this assignment in approximately eight weeks, following our receipt of your written notice to proceed. If requested, verbal recommendations can be provided throughout the progress of the investigation as testing is completed.

Fee:

Based on the scope of work outlined, the estimated fee for our services is \$86,605. Detailed cost estimate for the proposed work is attached. This estimate is made with the assumption that the site is accessible to truck mounted drilling equipment. Our accounting procedures call for the submittal of invoices on a month-end basis or at the conclusion of project should its duration last less than a month.

Conditions:

The following conditions have been assumed for the fee proposal:

- Borehole locations will be mutually agreed by Jones | Carter/City of Houston and HVJ.

Ms. Kristen Hennings, PE
HG1910479
December 4, 2019

- Traffic count required for pavement design will be provided by Jones | Carter.
- Plan and profile drawings for the utilities will be provided by Jones | Carter.
- Survey information related to soil borings including northing, easting and elevation will be provided by Jones | Carter.
- Laboratory samples will be held for no more than a period of 3 months after completion of the draft report or 1 month after completion of the final report, whichever is less.

If this proposal meets with your approval, please sign and complete the indicated spaces below and forward a copy of the proposal to us.

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

Sincerely,

HVJ ASSOCIATES, INC.



Anil Raavi, PE
Professional Services Manager

GEOTECHNICAL ESTIMATE
Shepherd and Durham Drives Reconstruction
Client: Jones | Carter
HVJ Proposal No. HG1910479
December 4, 2019

TABLE - GEOTECHNICAL BREAKDOWN

Field Exploration

Mob/Demob	1	@	\$340.00	LS	\$340.00
ATV Mobilization/Demobilization	0	@	\$132.00	LS	\$0.00
Drilling and Sampling (continuous)	845	ft @	\$21.00	per ft	\$17,745.00
Drilling and Sampling (intermittent)	170	ft @	\$18.00	per ft	\$3,060.00
Boring Not Accessible by Truck Mounted Equipment, Surcharge	0	ft @	\$2.00	per ft	\$0.00
Grouting (Tremie Method to full depth of the borings)	940	ft @	\$7.00	per ft	\$6,580.00
Project Engineer (Field Coordination)	8	hr @	\$105.00	per hour	\$840.00
Field Technician (rig/traffic coordination, utilities, staking etc.)	45	hr @	\$50.00	per hour	\$2,250.00
Vehicle Trips (staking, utilities, etc.)	45	hr @	\$10.00	per hour	\$450.00
Piezometer Installation (Three 25-ft)	75	ft @	\$16.00	per ft	\$1,200.00
Piezometer Abandonment	75	ft @	\$14.00	per ft	\$1,050.00
Field Technician (PZ Readings)	8	hr @	\$50.00	per hour	\$400.00
Vehicle Trips (PZ Readings)	8	hr @	\$10.00	per hour	\$80.00
Cores (up to 6 inches thick)	25	@	\$90.00	each	\$2,250.00
Reimbursable Expenses (cost +10%) - Traffic Control/day	18	@	\$715.00	day	\$12,870.00
Traffic Control (Equipment and Flagman/Officer)	0	hr @	\$45.00	per hour	\$0.00
Subtotal					\$49,115.00

Laboratory Testing

Moisture Content (ASTM D-2216)	210	@	\$9.00	each	\$1,890.00
Atterberg Limits (ASTM D-4318)	128	@	\$60.00	each	\$7,680.00
Percent Passing #200 Sieve (ASTM D-1120)	128	@	\$46.00	each	\$5,888.00
Unconsolidated Undrained (ASTM D-2850)	128	@	\$61.00	each	\$7,808.00
Moisture/Density Relationship (ASTM D-698)	2	@	\$196.00	each	\$392.00
California Bearing Ratio (ASTM D-1883)	2	@	\$208.00	each	\$416.00
Four Point Lime Content Recommendation Series (PI)	2	@	\$240.00	each	\$480.00
Subtotal					\$24,554.00

Engineering, Report Preparation and Administration

Principal	4	hr @	\$210.00	per hour	\$840.00
Senior Engineer, P.E.	8	hr @	\$150.00	per hour	\$1,200.00
Project Engineer, PE	40	hr @	\$105.00	per hour	\$4,200.00
Staff Engineer	72	hr @	\$83.00	per hour	\$5,976.00
Support Personnel (Engineering Assistant)	12	hr @	\$60.00	per hour	\$720.00
Subtotal					\$12,936.00

TOTAL GEOTECHNICAL SERVICES

\$86,605.00

SWA Houston

DRAFT

14 April 2020

15 April 2020 Revised

Jones | Carter

6330 West Loop South, Suite 150

Bellaire, Texas 77401

Re: Shepherd | Durham Drainage and Mobility Reconstruction
JACt002

Dear: Kristin Hennings

We are pleased to submit the following proposal for Professional Services in connection with the project referenced above.

This Agreement is by and between SWA Group ("SWA"), a California corporation, and Jones | Carter ("Client"), Houston, Texas.

SWA shall provide professional services and coordination with Jones | Carter on the project referenced above, the extent of which includes portions of Shepherd Drive, Durham Drive, W 24th Street, W 20th Street, W 19th Street, W 18th Street, W 16th Street and W 15th Street as indicated on the attached drawing entitled: Exhibit A, SWA limit of work; received from Jones | Carter on 25 November 2019.

I. SCOPE OF SERVICES

SWA shall provide landscape architectural design services within the public ROW of streets segments noted above. The focus of SWA's work scope will be the integration of urban streetscape improvements in coordination with related engineering, traffic and mobility enhancements. The design shall integrate public pedestrian infrastructure, accessibility, bike lanes, METRO bus facilities, urban soil enhancements, storm-water mitigation strategies, street trees and related landscape enhancements. Proposed improvements will be developed in coordination with associated road reconfigurations, site access modifications, drainage improvements, street lighting and related traffic mobility infrastructure by and through Jones | Carter.

Detailed site investigations shall be conducted to verify existing site conditions and develop situational-specific design solutions to conform with adjacent site conditions outside the work limit. The design shall seek to protect and highlight existing site and community assets while establishing a standard that can be implemented within future phases of the overall corridor development.

The scope of services shall include:

- A. SWA shall provide schematic design, design development, and construction documentation as later described for the following scope items:
 - 1. Finish grading and surface drainage of planting areas.
 - 2. Coordination with Jones | Carter on traffic infrastructure, including light signals, light

signal boxes and pedestrian crossing signals.

3. Coordination with Jones | Carter for site utility infrastructure including manholes, meters, valves, utility poles and street lighting.
 4. Coordination with Jones | Carter for site electrical outlets, charging ports and/or related improvements (if any).
 5. Coordination with Jones | Carter for pedestrian and bike lane pavement alignments. SWA shall provide finishes and details associated with the construction of those finish over civil sub-slab.
 6. Coordination with Jones | Carter for accessibility ramps, bike lane access and street crossings.
 7. Coordination with Jones | Carter for storm water mitigation strategies and infrastructure from back of curb to the outside edge of street ROWs.
 8. Bus shelter siting and selection based on shelter design agreed upon by Owner and METRO. This will include potential design enhancements to existing METRO shelters as approved by MHRA and METRO.
 9. Landscape walls, steps, railings and related site structural elements not a part of the adjacent buildings or civil infrastructure (if any).
 10. Seating devices (if any).
 11. Determine standard selections for site furniture including planting barriers, raised planters, tree grates, trash receptacles, benches, bike racks, drinking fountains, and related street scape furnishing systems.
 12. Allocate locations for possible installation of public art.
 13. Determine standard Streetscape Gateway enhancements at the intersections of Shepherd and 610, as well as Durham and 610.
 14. Coordination with Jones | Carter and Lighting Design consultant for street lighting requirements, locations and the lighting of the bike lane and pedestrian zones.
 15. Planting and soil amendment including integration of structural soil and/or below grade soil cells.
 16. Coordination with Jones | Carter and Owner for frequency of truck watering of street trees for a minimum of 2 years.
- B. SWA will retain and direct the service required for Irrigation Design (level of design to be determined, fees for irrigation design are not included in this contract and shall be the subject of a future agreement).
- C. The Client will retain all other sub-consultants including but not limited to: Mechanical, Electrical, Plumbing, and Structural. The contribution of SWA to these consultants shall be

limited to areas of design and aesthetics and SWA does not assume responsibility for the work of others in the production of construction documents or the sufficiency thereof necessary to the execution of the work.

- D. Design of Scope Items shall not include structural provisions for support of such items in the structure of the building; penetrations of the structure of the building for structural, mechanical, electrical or plumbing connections; actual connection to structural, mechanical, electrical and plumbing systems of the building (other than point-of-connection in planters for irrigation (if any); waterproofing of the structure or protective covering of that waterproofing; or waterproofing of penetrations of the structure.

II. PROCEDURE

A. Design Development (30% Construction Drawings)

- 1. Upon Client's authorization to commence design development, SWA shall prepare design development drawings and a preliminary estimate of probable construction cost for SWA's portion of the work. This portion of work shall be done in a fast tracked manner to allow SWA to submit the next phases of work on schedule with Jones | Carter. The design development plans will define the character and essentials of the project, including selection of materials.
- 2. Deliverables are to include:
 - a. Streetscape plans associated with the project scope area;
 - b. Streetscape enlargement plans, as needed;
 - c. Design sections, as needed;
 - d. Materials board and/or samples;
 - e. Images and technical information for site furnishing selections;
 - f. Images of selected landscape design palette;
 - g. Diagrams supporting the incorporation of low impact development strategies;
 - h. General design precedent imagery;
- 3. SWA shall assist Client in filing the appropriate plans and documents which are required to secure the necessary design approvals from the various governmental agencies having jurisdiction over the project, but Client shall be solely responsible for securing all such approvals.
- 4. SWA will submit one (1) set of documents to the client for QA/QC prior to final submission to Owner.

B. Construction Documentation (60, 90 & 100%, and Final Construction Documents)

1. Upon Client's approval of the design development plans and preliminary cost estimate, SWA will develop working drawings and technical sections of specifications to construct the work and shall prepare a final estimate of probable construction cost. Technical sections of specifications shall be prepared in Construction Specifications Institute (CSI) MasterFormat. Client shall be responsible for Bidding and Contract Requirements and General Requirements divisions of the specifications.
2. SWA shall prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.
5. SWA will submit one (1) set of documents to the client for QA/QC for each milestone (60%, 90% & 100%) prior to final submission to Owner. Each milestone shall be submitted to and reviewed by the City of Houston. All submissions shall be coordinated by Jones | Carter.
3. In developing working drawings and technical sections of specifications, SWA shall use its best efforts to coordinate its services with those of other consultants and to maintain a construction budget in accordance with the preliminary design estimate of probable construction cost accepted by Client at the end of the preliminary design phase. When the final estimate of probable construction cost is one hundred ten percent (110%) of the preliminary design budget estimate, or less, the final estimate will be acceptable to Client.

C. Bidding and Construction Observation

1. Bidding and Construction Phase services are not a part of this scope of work and shall be the subject of a future agreement.

III. DEVELOPMENT BUDGETS

- A. As part of Schematic Design Phase, a proposed development budget for all items of work under the Scope of Services shall be established and approved.
- B. This development budget shall be revised and approved at the completion of Design Development Phase and Working Drawing Phase.
- C. In the event that this development budget is reduced or increased by more than 10% between the time of approval of the landscape concept phase and the time of award of a construction contract, cost of modification of drawings and specifications to meet the changed project budget shall be considered Additional Services.

IV. DESIGN APPROVAL

Client and Owner shall provide SWA written approval at each stage of the project prior to SWA proceeding to the next phase. In the event that the design, as approved by the Client and Owner is rejected by others, and re-design is required, such re-design services shall be compensated as Additional Services.

V. MEETINGS AND SITE VISITS

This proposal includes Professional Service time for up to 34 meetings for coordination with Client, agencies, consultants and Owner, scheduled approximately as follows:

MHRA Committee / Board Meetings	10
Client Coordination Meetings	24
<hr/>	
Total	34

Additional meetings shall be billed as Additional Services. Public meetings with stakeholders and residents are not included as part of this fee proposal. Travel expenses shall be billed as Reimbursable Expenses.

VI. EXCLUSIONS TO SCOPE OF SERVICES

Client shall provide the following information or services as required for performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for error or omissions therein. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- A. Topography and boundary surveys.
- B. Legal descriptions of property.
- C. Soils testing and/or engineering.
- D. Existing site engineering and utility base information.
- E. Overhead aerial photographs at controlled scale.
- F. Engineering of any kind.
- G. Any work outside of the public Rights-of-Way (ROW) including adjacent parks or other City of Houston or publicly owned properties.
- H. Coordination and/or documentation regarding on-structure design related to below grade elements.
- I. Portal elements designed to provide access to facilities beyond the ROW.
- J. Renderings associated with marketing and public engagement including, but not limited to

perspective drawings, videos, photo realistic renderings, etc.

- K. LEED, Sites or equivalent rating (including sustainability narrative) requiring additional documentation not required for design and implementation.
- L. Extensions of time beyond the design team's control including lengthy reviews by governing agencies. SWA assumes a 12 month design period.
- M. Re-design due to changes in previously approved design directives or unforeseen conditions.
- N. Separate documentation of Shepherd, Durham, and cross streets. SWA assumes one set of construction documents.
- O. Forensic studies of existing structures
- P. Phasing plans and drawings.
- Q. Wayfinding and interpretive signage.
- R. Texas Accessibility, TDLR, or ADA submissions, fees or meetings.
- S. Bidding negotiations.
- T. Record and/or As-Built drawings.
- U. Lighting attachment details.
- V. Coordination with CenterPoint Energy or other public utility providers.
- W. Arboriculture consultant for review of existing trees or advance tree procurement package.
- X. Permitting/plan review fees and meetings with the permit office.

VII. FEES AND TERMS

Services described above shall be provided for the fixed sum of \$445,500 in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference.

We estimate the following fee breakdown by phase (SWA shall invoice based on time spent month to month to complete tasks):

<u>Phase</u>	<u>Fee</u>
30% Construction Drawings:	\$142,400
60% Construction Drawings:	\$89,000
90% Construction Drawings:	\$124,600
100% Construction Drawings:	\$89,000
Bidding Phase:	NIC

Construction Observation:	NIC
Fee Total	\$445,000

An allowance for Reimbursable Expenses as identified in Appendix A has been stipulated to SWA in the amount of \$26,000. This amount will not be exceeded without written authorization from the Client. Expenses are not included in the fee above.

SWA estimates our sub-consultant fees for irrigation design to range between \$18,500.00 - \$38,500.00 based on the different levels of complexity. Irrigation design options are as follows:

- a. Provide sleeves in key locations for future irrigation mainline, lateral lines and wiring, \$18,500.00.
- b. Provide points of connection sleeves, mainline and valves for future irrigation connections, \$28,000.00.
- c. Full irrigation design, \$38,500.00.

Fees for irrigation design services are not included in this contract and shall be the subject of a future agreement.

Fees for TxDOT review at 90% are not included in this contract and shall be the subject of a future agreement. We estimate the fees for coordination, meetings and plan adjustments to be \$12,500.00.

Fees for renderings, presentation style graphics, and 3D renderings are not included in the fee above.

This fee proposal is contingent upon SWA's review and acceptance of the sub agreement to be provided by the client.

We would be pleased to answer questions you may have or to clarify the various points above.

If this proposal meets with your approval, please sign below and return one copy for our files.

Sincerely yours,

SWA GROUP

Kinder Baumgardner, ASLA
Managing Principal / Contracting Agent
Landscape Architect, Texas License #2700

Scott McCready, ASLA
Principal
Landscape Architect, Texas License #3140

Gerdo Aquino
CEO / Contracting Agent

Landscape architects are licensed by the State of Texas.

Accepted: Jones | Carter

By: _____

Title: _____

Date: _____

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without the written permission of SWA Group.

Appendix A

Appended to and part of Agreement for Professional Services between SWA Group (SWA) and Jones | Carter (Client), dated 15 April 2020.

FEES FOR PROFESSIONAL SERVICES

Services outlined under the Scope of Services shall be provided for the fixed sum stipulated in the Agreement for Professional Services.

REIMBURSABLE COSTS

The following costs shall be reimbursed at cost plus ten percent (10%) and are not included in the Fee for Professional Services:

- A. Cost of copies of drawings, specifications, reports and cost estimates; xerography and photographic reproduction of drawings and other documents furnished or prepared in connection with the work of this contract.
- B. Cost of commercial carrier and public transportation, lodging, car rental and parking, subsistence and out-of-pocket expenses. Private automobile travel at the IRS-allowable rate at the time of traveling. International flights shall be business class.
- C. Cost of postage and shipping expenses other than first class mail.
- D. Long distance telephone charges.
- E. Photographic services.
- F. Cost of models, special renderings, promotional photography, special process printing, special equipment, special printed reports or publications, maps and documents approved in advance by Client.
- G. Fees for additional consultants retained with the approval of Client.

ADDITIONAL SERVICES

Additional Services shall be provided on a time basis computed by number of hours spent in connection with referenced project. The following is a list of principal(s) committed to this project:

Principals	Rate / Hour
Beard	\$210
McCready	\$210
Rentrop	\$210

Other principals, if used on this project, have rates ranging from \$210 to \$325 an hour. These rates are applicable for six months from the date of the Agreement for Professional Services, but may be increased subsequently without written notice.

Other employee time shall be charged at a multiple of two and one-half (2.5) times Direct Personnel Expense.

Additional Services include but are not limited to:

- A. Making planning surveys, feasibility studies, and special analyses of Client's needs to clarify requirements for project programming.
- B. Master planning.
- C. Site planning.
- D. Preparation of technical sections of specifications in other than Construction Specifications Institute (CSI) format.
- E. Revisions and changes in drawings, specifications or other documents when such revisions are inconsistent with approvals or instructions previously given by the Client; required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents; or the preparation of alternates or deductive change orders requested by Client.
- F. Plan preparation for and construction observation of portions of a project let on a segregated bid basis or to be phased during construction.
- G. Services with respect to replacement of any work damaged during construction.
- H. Services required as a result of the default or insolvency of contractor.
- I. Preparation of record drawings or of measured drawings of existing conditions.
- J. Providing prolonged construction observation should the construction time be substantially extended through no fault of SWA.
- K. Providing services if, in Guaranteed Maximum Price (GMP) projects, the construction budget for SWA scope items is reduced through no fault of SWA.
- L. Providing services if, in "fast-track" projects, revisions to design or construction documents are required because of prior construction commitments or changes required in the construction process outside the control of SWA.
- M. Cost of review as to form of lenders documents, certifications and consents to assignment requested of SWA during the term of this Agreement.

STATEMENTS

Fees for Professional Services and Reimbursable Costs shall be billed monthly.

END



United Engineers, Inc.

CIVIL ENGINEERING ♦ LAND DEVELOPMENT ♦ CONSTRUCTION MANAGEMENT
SURVEYING ♦ UTILITY ENGINEERING
TBPE FIRM #F-000142; TBPLS FIRM #10117800

February 5, 2020

Kristen Hennings, P.E.
Jones and Carter
6330 West Loop South, Suite 150
Houston, Texas 77401

**Re: Proposal for Parcel Acquisition for Shepherd and Durham, IH 610 to White Oak Bayou, Memorial Heights TIRZ
UEI Proposal P2020-01-23B**

Ms. Hennings:

United Engineers, Inc. (UEI) is in receipt of your request for a cost proposal to perform professional surveying services on the above captioned project. The project area will be located in Key Map #452-Y, Z, U, V, Q, R and 492-C, D. The topographic survey will extend from right of way to right of way and 20' outside the right of way if possible and 100' up sides streets for pavement tie in. This project includes a standard Topographic Survey and Survey Control Map per City of Houston Design Manual Survey requirements. The required scope of work for the project as currently defined consists of the following items listed below:

SCOPE OF SERVICES:

- 1. Boundary Parcel Acquisition (20 Corner Clips):**
 - a. Boundary/parcel plat for each acquisition.
 - b. Metes and bounds for each parcel.
- 2. Update Topographic Survey (Shepherd and Durham = Approx. 12,000 LF):**
 - a. Recon previously set horizontal and vertical control.
 - b. Update topographic survey along project where developments have occurred.
 - c. Updated Topographic survey will include updated 100' cross sections.
 - d. Locate and establish approximate right of way per COH requirements if needed.
 - e. Update the original City of Houston required 5 profile lines along each roadway as necessary.
- 3. Site Monument**
 - a. Update three site monuments for the project area.

Ms. Kristin Landry, P.E.
Boundary Survey Proposal for Shepherd/Durham
UEI Proposal P2020-01-23B February 5, 2020

SUBMISSION SCHEDULE AND DELIVERABLES:

UEI proposes to begin the work within five (5) working days after receiving your written notice to proceed and we will complete all work described in the scope of services, within 40 working days.

UEI's deliverables will include mylars of all parcel plats and metes and bounds signed and sealed by the Registered Professional Land Surveyor responsible for the project.

COMPENSATION

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

Item #1: Plat and Metes and Bounds (20 parcels x \$2,500)	\$ 50,000.00
Title Research (20 parcels x \$1,000)	\$ 20,000.00
Item #2: Update Shepherd/Durham Topographic Survey (\$2.00/LF x 12,000 LF)	\$ 24,000.00
Item #3: Site Monument (update 4 monument)	<u>\$ 8,000.00</u>
Total	\$102,000.00

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

Sincerely,

UNITED ENGINEERS, INC.



Christin M. Norris, P.E., R.P.L.S.
Director of Telecommunications and Land Surveying

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0527 – Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestrian Safety Project

Work Authorization No. 1 – Construction Phase Engineering Services and Construction Field Representation Services

This WORK AUTHORIZATION authorizes professional engineering services to be performed by JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall support MHRA with the Construction Phase Engineering Services and Construction Management Services.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by the MHRA related to Construction Phase Engineering Services and Construction Field Representation:
 - 2.1 Construction Phase Engineering Services – To include construction administration, submittal review, RFI review and response, monthly progress meetings and site visits, and preparation of record drawings.
 - 2.2 Construction Field Representation Services – To include regular observation to ensure compliance with the contract documents.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$77,900.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is six (6) months.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

JONES | CARTER

By: 

Name: Kristen Hennings

Title: Sr. Project Manager


ATTEST: 

EXHIBIT B

MHRA/TIRZ5

T-0527 - Heights Blvd Ped/Bike Safety & MKT Trail Bike/Ped Safety

ENGINEERING FEE BREAKDOWN

Opp / Project No. 14760-0007-00

4/15/2020


		Practice Leader	PEV	PEIV	PEI	Admin III		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$140.00	\$100.00						
BASIC SERVICES												
Task 300 - Construction Phase Services (T&M)												
	Construction Administration											
1	Submittal Review			20	60			\$12,700			\$0.00	\$12,700.00
2	RFI Review and Response			24	60			\$13,560			\$0.00	\$13,560.00
3	Monthly Construction Progress Meetings & Site Visits			16	32	8		\$8,720			\$0.00	\$8,720.00
4	Record Drawings			4	48			\$7,580			\$0.00	\$7,580.00
												\$0.00
Task 600 - Field Project Representation (6 months)(T&M)												
1	Field Project Representation - Inspector				95			\$13,300			\$0.00	\$13,300.00
2	Field Project Representation - Engineer			48		4		\$10,720			\$0.00	\$10,720.00
3	Field Project Representation - Construction Manager							\$0			\$0.00	\$0.00
												\$0.00
Task 800 - Reimbursable Expenses												
1	Construction Materials Testing								\$10,000.00		\$10,800.00	\$10,800.00
2	Repro/Mileage/Plan Approval Expenses								\$500.00		\$540.00	\$540.00
3											\$0.00	\$0.00
												\$0.00
	Hours Subtotal	0	0	112	295	12						
SUBTOTAL BASIC SERVICES		\$ -	\$ -	\$ 24,080	\$ 41,300	\$ 1,200		\$66,580	\$10,500.00	\$0.00	\$11,340.00	\$77,920.00

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0528 – West Dallas Restriping Project

Work Authorization No. 1 –Final Design Phase Engineering Services

This WORK AUTHORIZATION authorizes professional engineering services to be performed by JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall support MHRA with the restriping of West Dallas Street between Dunlavy Street and Waugh Drive to accommodate bike facilities.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by the MHRA related to the preparation of construction plans for the restriping of West Dallas Street.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$79,900.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is one (1) year.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

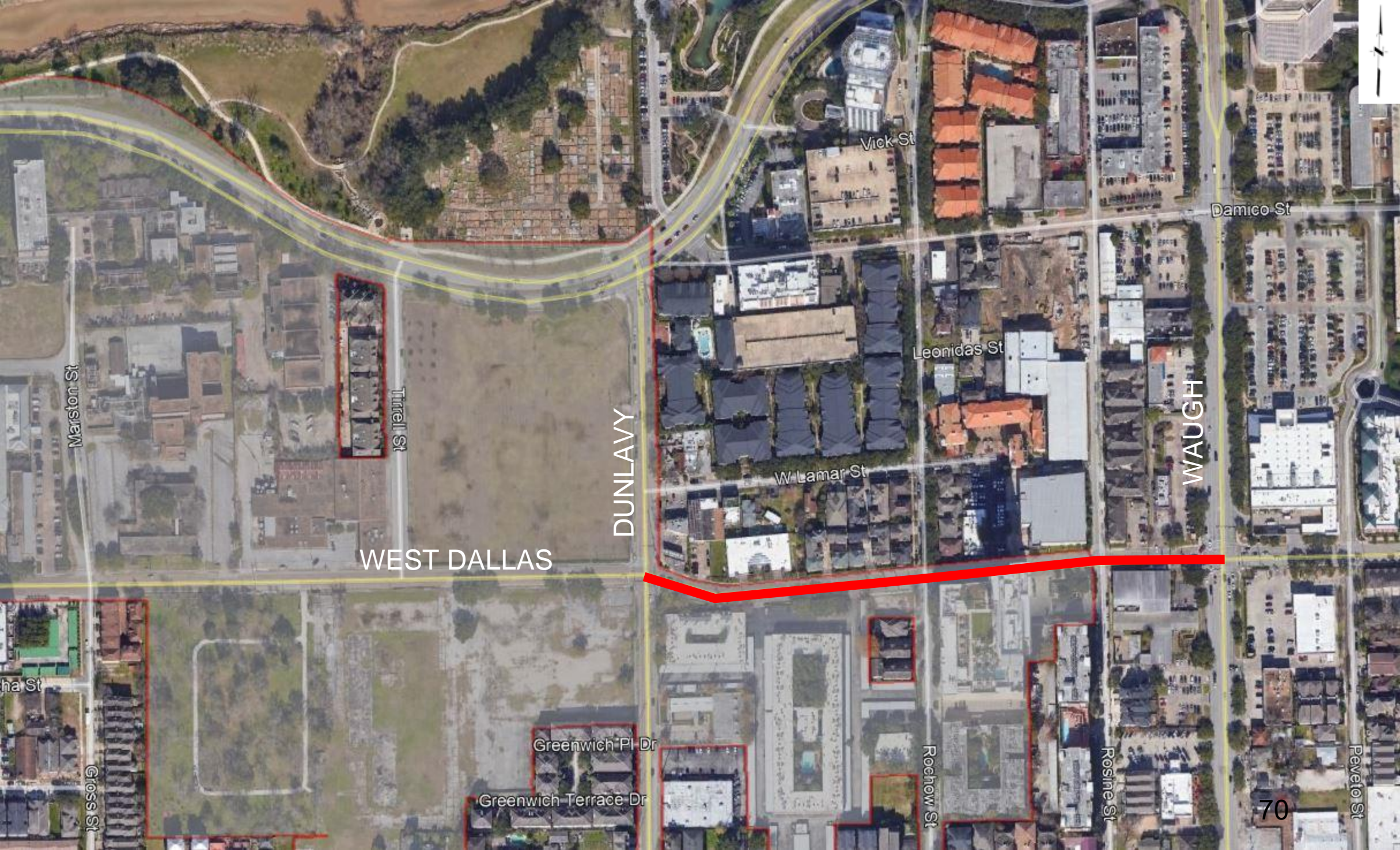
JONES | CARTER

By: 

Name: Kristen Hennings

Title: Sr. Project Manager

ATTEST: 



Marston St

Turrell St

Vick St

Damico St

Leonidas St

WAUGH

W Lamar St

DUNLAVY

WEST DALLAS

ha St

Gross St

Greenwich Pl Dr

Greenwich Terrace Dr

Roehow St

Rosine St

Peveto St

70

EXHIBIT B

MHRA/TIRZ5

T-0528 - West Dallas Restriping Project

ENGINEERING FEE BREAKDOWN
Opp / Project No. (14760-0009-00)
4/15/2020

<div><div><div>J C</div><div>JONES CARTER</div></div></div>	Practice Leader	PEV	PEIV	PEIII	PEII	PEI	DEII	DEI		Admin II		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$185.00	\$160.00	\$140.00	\$120.00	\$100.00	\$75.00						
BASIC SERVICES																
Task 200 - Design Phase Services																
1	Prepare Plans for Restriping			4	16		40		40			\$13,420			\$0.00	\$13,420.00
2	Prepare Specifications			4	16		20		40			\$10,620			\$0.00	\$10,620.00
3	Field Visit			4	4		4		5			\$2,660			\$0.00	\$2,660.00
4	Coordinate with HPW			4	8		4					\$2,900			\$0.00	\$2,900.00
5	Internal QA/QC Review		2									\$460			\$0.00	\$460.00
6	Address Comments			2	16		25		40			\$10,890			\$0.00	\$10,890.00
7	Address Review Comments from HPW			2	16		24		40			\$10,750			\$0.00	\$10,750.00
8	Assemble Bid-Ready Package			4	4		16		30	4		\$7,140			\$0.00	\$7,140.00
9												\$0			\$0.00	\$0.00
																\$0.00
Task 210 - Bid Phase Services																
1	Advertise			2			4					\$990			\$0.00	\$990.00
2	Pre-Bid Meeting			4	4		8					\$2,720			\$0.00	\$2,720.00
3	Issue Addendum			4	4		16					\$3,840			\$0.00	\$3,840.00
4	Receive and Tabulate Bids/Prepare Recommendation			2	4		8		16			\$3,890			\$0.00	\$3,890.00
5												\$0			\$0.00	\$0.00
																\$0.00
Task 500 - Surveying Services																
1	Topo or Boundary Survey *Enter Price as Subconsultant Fee												\$9,080.00		\$0.00	\$9,080.00
2															\$0.00	\$0.00
																\$0.00
Task 800 - Reimbursable Expenses																
1	Repro/Mileage/Plan Approval Expenses												\$500.00		\$540.00	\$540.00
2															\$0.00	\$0.00
																\$0.00
	Hours Subtotal	0	2	36	92	0	169	0	211	4						
SUBTOTAL BASIC SERVICES		\$ -	\$ 460	\$ 7,740	\$ 17,020	\$ -	\$ 23,660	\$ -	\$ 21,100	\$ 300		\$70,280	\$9,580.00	\$0.00	\$540.00	\$79,900.00

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

**Project No. T-0530 – Segment of Trail between White Oak Bayou and Memorial Park Project
Work Authorization No. 1 –Final Design Phase Engineering Services**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall support MHRA with the connection of the White Oak Bayou Trail to Memorial Park.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by the MHRA related to the preparation of construction plans for the extension of the White Oak Bayou Trail from it's terminus near Moy Street westward under TC Jester Boulevard within the boundaries of MHRA.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$90,000.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is one (1) year.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

JONES | CARTER

By: 

Name: Kristen Hennings

Title: Sr. Project Manager


ATTEST: 

EXHIBIT B


MHRA/TIRZ5

T-0530 - White Oak Bayou Trail to Memorial Park Connection Project

ENGINEERING FEE BREAKDOWN

Opp / Project No. (14760-0010-00)

4/9/2020

<div></div>		Practice Leader	PEV	PEIV	PEIII	PEII	PEI	DEII	DEI		Admin II		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$250.00	\$230.00	\$215.00	\$185.00	\$160.00	\$140.00	\$120.00	\$100.00		\$75.00						
BASIC SERVICES																	
Task 200 - Design Phase Services																	
1	Prepare Trail Plans			4	16		40		40				\$13,420			\$0.00	\$13,420.00
2	Prepare Trail Profiles			2	8		16		20				\$6,150			\$0.00	\$6,150.00
3	Prepare Specifications			4	16		20		40				\$10,620			\$0.00	\$10,620.00
4	Field Visit			2	4		4		4				\$2,130			\$0.00	\$2,130.00
5	Coordinate with HPW			4	8		4						\$2,900			\$0.00	\$2,900.00
6	Internal QA/QC Review		2										\$460			\$0.00	\$460.00
7	Address Comments			2	16		25		40				\$10,890			\$0.00	\$10,890.00
8	Address Review Comments from HPW			2	16		24		40				\$10,750			\$0.00	\$10,750.00
9	Assemble Bid-Ready Package			4	4		16		30		4		\$7,140			\$0.00	\$7,140.00
10													\$0			\$0.00	\$0.00
																	\$0.00
Task 210 - Bid Phase Services																	
1	Advertise			2			4						\$990			\$0.00	\$990.00
2	Pre-Bid Meeting			4	4		8						\$2,720			\$0.00	\$2,720.00
3	Issue Addendum			4	4		16						\$3,840			\$0.00	\$3,840.00
4	Receive and Tabulate Bids/Prepare Recommendation			2	4		8		16				\$3,890			\$0.00	\$3,890.00
5													\$0			\$0.00	\$0.00
																	\$0.00
Task 500 - Surveying Services																	
1	Topo or Boundary Survey *Enter Price as Subconsultant Fee													\$13,540.00		\$0.00	\$13,540.00
2																\$0.00	\$0.00
																	\$0.00
Task 800 - Reimbursable Expenses																	
1	Repro/Mileage/Plan Approval Expenses													\$520.00		\$561.60	\$561.60
2																\$0.00	\$0.00
																	\$0.00
	Hours Subtotal	0	2	36	100	0	185	0	230		4						
SUBTOTAL BASIC SERVICES		\$ -	\$ 460	\$ 7,740	\$ 18,500	\$ -	\$ 25,900	\$ -	\$ 23,000		\$ 300		\$75,900	\$14,060.00	\$0.00	\$561.60	\$90,001.60

Texas Municipal League
Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor
Austin, Texas 78754
(512) 491-2300 • (800) 537-6655

Statement Date	04/01/2020
Due Date	DUE UPON RECEIPT
Contract Number	6727

Account Recap	
Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$965.30
Balance:	\$965.30

[illegible]

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



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
April Board Meeting
Thursday, April 27, 2020**

At the beginning of February, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$13,501,403. TIRZ #5 received a total of \$28,739, mainly from money market interest. During the period, TIRZ #5 processed \$383,739 in disbursements during the period. 75% of the disbursements related to disbursements to Jones & Carter for CIP Projects (\$125,833 and \$161,445). The ending balance as of month end March 31, 2020 was \$13,500,187.

The invoices pending approval total \$463,555. See attached “Unpaid Bills Detail” Report on page 3. A transfer of \$460,000 is required from the Money Market Account to the Operating account to cover outstanding invoices.

There was \$590,049 spent for Capital Projects for the period. The project that utilized the majority of the funding was T-0523 Shepherd/Durham Reconstruction (\$306,083). See attached “Capital Improvement Projects” Report on page 4.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of January 31, 2020**

General Operating Fund

BEGINNING BALANCE \$ 13,501,403.27

REVENUE

Prosperity Money Market Interest	1,588.37	Monthly Interest
Prosperity Money Market Interest	1,445.83	Monthly Interest
TexPool Investment	15,345.23	Monthly Interest
TexPool Investment	10,359.67	Monthly Interest
Total Revenue		28,739.10

DISBURSEMENTS

2548	Goodman Corporation	7,550.00	Engineering Consultant
2553	The Morton Accounting Services	2,547.07	Accounting
2549	Jones & Carter	125,832.50	Capital Projects
2551	SK Law	3,377.45	Legal Services
2552	SMW Principle Solution	10,314.24	Admin Consulting
2392	SK Law	7,770.23	Legal Services
2393	SMW Principle Solution	10,168.96	Admin Consulting
2389	Goodman Corporation	7,250.00	Engineering Consultant
2391	Jones & Carter Inc	161,445.25	Capital Projects
2554	Urban Land Institute	600.00	Sherry Membership Dues
2550	Millis Equipment LLC	46,882.80	Legal Services

Total Disbursements 383,738.50

ENDING BALANCE **\$ 13,146,403.87**

March 31, 2020

Balance

LOCATION OF ASSETS

Prosperity Operating	\$ 39,834.58
Prosperity Money Market	939,453.10
TexPool Investment	12,167,116.19
Total Account Balance	\$ 13,146,403.87

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of April 15, 2020

Type	Date	Num	Memo	Due Date	Open Balance
Goodman Corporation					
Bill	03/31/2020	3-2020-22	MRA108.2 Project - Project Initiation and Design Phase	04/10/2020	6,800.00
Bill	03/31/2020	3-2020-21	MRA108.1 Project - PH II Funding Coordination	04/10/2020	8,000.00
Total Goodman Corporation					14,800.00
Jones & Carter Inc.					
Bill	03/31/2020	00301849	Work Order 1 - Through March 27,2020	04/10/2020	2,365.00
Bill	03/31/2020	00301851	T0523A Shepherd Durham Grant Coord - Through March...	04/10/2020	151,495.95
Bill	03/31/2020	00301854	Work Order 6 - Through March 27,2020 final design	04/10/2020	25,249.20
Total Jones & Carter Inc.					179,110.15
Millis Equipment LLC					
Bill	02/29/2020	Pay App 2	Little Thicket Park - Contract \$392,654.75	03/10/2020	208,167.52
Bill	03/31/2020	Pay App 3	Little Thicket Park - Contract \$392,654.75	04/10/2020	30,084.98
Total Millis Equipment LLC					238,252.50
RAC Industries, Inc.					
Bill	04/01/2020	Pay Request 13	Pay Request 13 - \$1,145,903 Contract (w/CO - 1,292,241...	04/11/2020	13,862.00
Total RAC Industries, Inc.					13,862.00
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	11/30/2019	19-3094	General Legal services through November 2019	12/10/2019	983.84
Bill	11/30/2019	19-3095	General Legal services through Nov 30, 2019	12/10/2019	151.13
Bill	11/30/2019	19-3096	Legal services through Nov 30, 2019	12/10/2019	81.25
Bill	03/31/2020	20-1320	Admin/Meeting through March 2020	04/10/2020	2,241.20
Bill	03/31/2020	20-1321	General Legal services through March 2020	04/10/2020	31.25
Bill	03/31/2020	20-1322	Legal services through March 2020	04/10/2020	387.50
Total Sanford Kuhl Hagan Kugle Parker Kahn					3,876.17
SMW Principle Solutions, Inc.					
Bill	03/31/2020	1269	March Consulting 2020	04/10/2020	10,103.54
Total SMW Principle Solutions, Inc.					10,103.54
The Morton Accounting Services					
Bill	03/31/2020	2038	February and March CPA Services	04/10/2020	2,585.75
Total The Morton Accounting Services					2,585.75
TML Intergovernmental Risk Pool					
Bill	03/31/2020	6727-20200401	4/1/20 - 3/31/21 Coverage	04/10/2020	965.30
Total TML Intergovernmental Risk Pool					965.30
TOTAL					463,555.41

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04/15/20

Accrual Basis

Memorial Heights Redevelopment Authority
Capital Improvement Projects
February through March 2020

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0520 Houston Ave & White Oak					
Bill	02/29/2020	20-1143	Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2020	112.50
Total T-0520 Houston Ave & White Oak					112.50
T-0521 Little Thicket Park Impr					
Bill	02/29/2020	1261	SMW Principle Solutions, Inc.	February 2020 Consulting	525.00
Bill	02/29/2020	00300066	Jones & Carter Inc.	Work Order 6 - Through February 29, 20...	12,907.75
Bill	02/29/2020	Pay App 2	Millis Equipment LLC	Little Thicket Park - Contract \$392,654.75	208,167.52
Bill	03/31/2020	Pay App 3	Millis Equipment LLC	Little Thicket Park - Contract \$392,654.75	30,084.98
Bill	03/31/2020	1269	SMW Principle Solutions, Inc.	March 2020 Consulting	450.00
Bill	03/31/2020	00301854	Jones & Carter Inc.	Work Order 6 - Through March 27, 2020 f...	25,249.20
Total T-0521 Little Thicket Park Impr					277,384.45
T-0523 Shepherd/Durham Reconstr					
Bill	02/29/2020	1261	SMW Principle Solutions, Inc.	T-0523A February 2020 Consulting	1,312.50
Bill	02/29/2020	00300064	Jones & Carter Inc.	T0523A Shepherd Durham Grant Coord ...	277.50
Bill	02/29/2020	00300065	Jones & Carter Inc.	T0523A Shepherd Durham Recon Proj - ...	128,310.00
Bill	02/29/2020	2-2020-32	Goodman Corporation	Task 1 - \$85,000	4,250.00
Bill	02/29/2020	2-2020-31	Goodman Corporation	Task 1 - \$20,000	3,000.00
Bill	02/29/2020	20-1144	Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2020	675.00
Bill	03/31/2020	3-2020-22	Goodman Corporation	Task 1 - \$85,000	6,800.00
Bill	03/31/2020	3-2020-21	Goodman Corporation	Task 1 - \$20,000	8,000.00
Bill	03/31/2020	1269	SMW Principle Solutions, Inc.	T-0523A March 2020 Consulting	1,575.00
Bill	03/31/2020	00301851	Jones & Carter Inc.	T0523A Shepherd Durham Grant Coord ...	151,495.95
Bill	03/31/2020	20-1322	Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through March 2020	387.50
Total T-0523 Shepherd/Durham Reconstr					306,083.45
T-0527 Heights Blvd Pedestrian					
Bill	02/29/2020	00300067	Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safet...	6,468.75
Total T-0527 Heights Blvd Pedestrian					6,468.75
Total Capital Improvement Plan					590,049.15
TOTAL					590,049.15

Memorial Heights Redevelopment Authority
BUDGET TO ACTUAL
3 Quarters Ended Mar 31, 2020

	Mar 31, 2020 Actual	Mar 31, 2020 Budget	Variance	% of Budget
Revenue				
Interest Income	\$ 161,148.72	\$ 25,000.00	\$ 136,148.72	644.59 %
Revenue - Other	430,000.00	405,000.00	25,000.00	106.17 %
Tax Increment - City	0.00	6,570,767.00	(6,570,767.00)	0.00 %
Tax Increment Interest	0.00	4,210.00	(4,210.00)	0.00 %
Total Revenue	591,148.72	7,004,977.00	(6,413,828.28)	8.44 %
Capital Improvement Plan				
T-0520 Houston Ave & White Oak	84,222.02	300,000.00	(215,777.98)	28.07 %
T-0521 Little Thicket Park Impr	380,331.63	770,000.00	(389,668.37)	49.39 %
T-0523 Shepherd/Durham Reconstr	449,418.65	0.00	449,418.65	
T-0525 Reconst Bridges White Oa	7,885.95	1,000,000.00	(992,114.05)	0.79 %
T-0527 Heights Blvd Pedestrian	113,551.10	730,000.00	(616,448.90)	15.55 %
Total Capital Improvement Plan	1,035,409.35	2,800,000.00	(1,764,590.65)	36.98 %
Gross Profit	(444,260.63)	4,204,977.00	(4,649,237.63)	(10.57)%
Operating Expenses				
Developer Reimbursement	262,564.60	606,907.00	(344,342.40)	43.26 %
Municipal Services	0.00	160,652.00	(160,652.00)	0.00 %
Program and Project Consultants	0.00	0.00	0.00	
Engineering Consultants	42,789.47	75,000.00	(32,210.53)	57.05 %
Legal Expense	27,320.43	100,000.00	(72,679.57)	27.32 %
Planning Consultants	0.00	50,000.00	(50,000.00)	0.00 %
TIRZ Administration & Overhead	0.00	0.00	0.00	
Accounting	14,919.96	20,000.00	(5,080.04)	74.60 %
Administration	75,870.03	100,000.00	(24,129.97)	75.87 %
Auditing	5,500.00	9,000.00	(3,500.00)	61.11 %
Insurance	965.30	1,000.00	(34.70)	96.53 %
Office Expenses	0.00	10,000.00	(10,000.00)	0.00 %
Tax Consultant	2,100.00	25,000.00	(22,900.00)	8.40 %
Total Operating Expenses	432,029.79	1,157,559.00	(725,529.21)	37.32 %
Net Income (Loss)	(876,290.42)	3,047,418.00	(3,923,708.42)	(28.76)%

Memorial Heights Redevelopment Authority
BALANCE SHEET
Mar 31, 2020 and 2019

Assets				
	2020	2019	Variance	%
Current Assets				
Prosperity - Money Market	\$ 939,453.10	\$ 3,038,050.35	\$ (2,098,597.25)	(69.08)%
Prosperity Bank - Operating	39,834.58	32,007.59	7,826.99	24.45 %
TexPool Investment	12,167,116.19	6,029,269.81	6,137,846.38	101.80 %
Prepaid Insurance	<u>723.98</u>	<u>723.98</u>	<u>0.00</u>	<u>0.00 %</u>
Total Current Assets	13,147,127.85	9,100,051.73	4,047,076.12	44.47 %
Total Assets	<u>\$ 13,147,127.85</u>	<u>\$ 9,100,051.73</u>	<u>\$ 4,047,076.12</u>	<u>44.47 %</u>
Liabilities and Stockholders' Equity				
	2020	2019	Variance	%
Current Liabilities				
Accounts Payable	\$ 449,693.41	\$ 89,644.87	\$ 360,048.54	401.64 %
Retainage Payable	<u>61,952.73</u>	<u>0.00</u>	<u>61,952.73</u>	<u>0.00 %</u>
Total Current Liabilities	511,646.14	89,644.87	422,001.27	470.75 %
Stockholders' Equity				
Retained Earnings	13,511,772.13	10,405,972.37	3,105,799.76	29.85 %
Net Income	<u>(876,290.42)</u>	<u>(1,395,565.51)</u>	<u>519,275.09</u>	<u>(37.21)%</u>
Total Stockholders' Equity	<u>12,635,481.71</u>	<u>9,010,406.86</u>	<u>3,625,074.85</u>	<u>40.23 %</u>
Total Liabilities and Stockholders' Equity	<u>\$ 13,147,127.85</u>	<u>\$ 9,100,051.73</u>	<u>\$ 4,047,076.12</u>	<u>44.47 %</u>

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2019 through March 2020

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income						
Deposit	07/31/2019				Interest	7,793.70
Deposit	07/31/2019				Interest	12,299.91
Deposit	08/31/2019				Interest	9,599.93
Deposit	08/31/2019				Interest	11,208.91
Deposit	09/30/2019				Interest	9,038.61
Deposit	09/30/2019				Interest	10,827.53
Deposit	10/31/2019				Interest	9,902.80
Deposit	10/31/2019				Interest	9,221.96
Deposit	11/30/2019				Interest	8,660.44
Deposit	11/30/2019				Interest	8,423.48
Deposit	12/31/2019				Interest	8,960.15
Deposit	12/31/2019				Interest	8,431.50
Deposit	01/31/2020				Interest	3,222.30
Deposit	01/31/2020				Interest	14,818.40
Deposit	02/29/2020				Interest	1,588.37
Deposit	02/29/2020				Interest	15,345.23
Deposit	03/31/2020				Interest	10,359.67
Deposit	03/31/2020				Interest	1,445.83
Total Interest Income						161,148.72
Revenue - Other						
Deposit	11/18/2019			City of Houston Cust.	Little Thicket Payment	405,000.00
Deposit	11/28/2019				Council Member Bike Lane Contribution - Houston ...	25,000.00
Total Revenue - Other						430,000.00
Total Income						591,148.72
Cost of Goods Sold						
Capital Improvement Plan						
T-0520 Houston Ave & White Oak						
Bill	07/31/2019	19-2636		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 31, 2019	456.25
Bill	07/31/2019	1206		SMW Principle Solutions, Inc.	July 2019 Consulting	1,350.00
Bill	07/31/2019	00288770		Jones & Carter Inc.	Work Order 2 - Through July 31, 2019	921.52
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	August 2019 Consulting	825.00
Bill	09/30/2019	19-2922		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 30, 2019	243.75
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Consulting	1,012.50
Bill	10/31/2019	19-2995		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Oct 30, 2019	162.50
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Consulting	2,475.00
Bill	11/30/2019	Pay Req...		RAC Industries, Inc.	Pay Request 11 - \$1,145,903 Contract (w/CO - 1,23...	10,046.49
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Consulting	487.50
Bill	12/20/2019	Pay Req...		RAC Industries, Inc.	Pay Request 12 - \$1,145,903 Contract (w/CO - 1,29...	51,630.37
Bill	12/31/2019	1244		SMW Principle Solutions, Inc.	December 2019 Consulting	525.00
Bill	12/31/2019	00297445		Jones & Carter Inc.	Work Order 2 - Through December 27, 2019	13,936.14
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Consulting	37.50
Bill	02/29/2020	20-1143		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2020	112.50
Total T-0520 Houston Ave & White Oak						84,222.02
T-0521 Little Thicket Park Impr						
Bill	07/31/2019	19-2637		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 31, 2019	37.50
Bill	07/31/2019	1206		SMW Principle Solutions, Inc.	July 2019 Consulting	37.50
Bill	07/31/2019	00288772		Jones & Carter Inc.	Work Order 6 - Through July 31, 2019 final design	3,241.25
Bill	08/31/2019	00290389		Jones & Carter Inc.	Work Order 6 - Through Aug 31, 2019 final design	4,255.00
Bill	09/30/2019	00292108		Jones & Carter Inc.	Work Order 6 - Through Sept 31, 2019 final design	3,452.50
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Consulting	562.50
Bill	10/31/2019	00294327		Jones & Carter Inc.	Work Order 6 - Through Oct 25, 2019 final design	18,252.50
Bill	10/31/2019	19-2997		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Oct 31, 2019	431.25
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Consulting	337.50
Bill	11/30/2019	19-3096		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Nov 30, 2019	81.25
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Consulting	112.50
Bill	12/01/2019	00295583		Jones & Carter Inc.	Work Order 6 - Through November 29, 2019 final d...	1,952.06
Bill	12/31/2019	1244		SMW Principle Solutions, Inc.	December 2019 Consulting	300.00
Bill	12/31/2019	19-3226		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Dec 31, 2019	271.25
Bill	12/31/2019	00297446		Jones & Carter Inc.	Work Order 6 - Through December 27, 2019 final d...	4,603.57
Bill	01/31/2020	Pay App 1		Millis Equipment LLC	Little Thicket Park - Contract \$392,654.75	46,882.80
Bill	01/31/2020	00298607		Jones & Carter Inc.	Work Order 6 - Through January 31, 2020 final desi...	17,648.75
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Consulting	487.50
Bill	02/29/2020	1261		SMW Principle Solutions, Inc.	February 2020 Consulting	525.00
Bill	02/29/2020	00300066		Jones & Carter Inc.	Work Order 6 - Through February 29, 2020 final de...	12,907.75
Bill	02/29/2020	Pay App 2		Millis Equipment LLC	Little Thicket Park - Contract \$392,654.75	208,167.52
Bill	03/31/2020	Pay App 3		Millis Equipment LLC	Little Thicket Park - Contract \$392,654.75	30,084.98

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2019 through March 2020

Type	Date	Num	Adj	Name	Memo	Amount
Bill	03/31/2020	1269		SMW Principle Solutions, Inc.	March 2020 Consulting	450.00
Bill	03/31/2020	00301854		Jones & Carter Inc.	Work Order 6 - Through March 27,2020 final design	25,249.20
Total T-0521 Little Thicket Park Impr						380,331.63
T-0523 Shepherd/Durham Reconstr						
Bill	07/31/2019	7-2019-16		Goodman Corporation	Task 1 - \$12,500	216.00
Bill	07/31/2019	7-2019-15		Goodman Corporation	Task 1 - \$17,500	2,625.00
Bill	07/31/2019	7-2019-15		Goodman Corporation	Task 2 - \$11,250	1,687.50
Bill	07/31/2019	19-2638		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 31, 2019	356.25
Bill	07/31/2019	1206		SMW Principle Solutions, Inc.	T-0523A July 2019 Consulting	2,925.00
Bill	07/31/2019	00288771		Jones & Carter Inc.	WO5 - Shepherd Dr 6th to 610 - Through July 31, 2...	1,336.25
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	T-0523A August 2019 Consulting	525.00
Bill	08/31/2019	8-2019-43		Goodman Corporation	Task 1 - \$12,500	486.00
Bill	08/31/2019	8-2019-42		Goodman Corporation	Task 2 - \$11,250	1,687.50
Bill	09/30/2019	9-2019-31		Goodman Corporation	Task 2 - \$11,250	1,687.50
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	T-0523A September 2019 Consulting	225.00
Bill	10/31/2019	10-2019-9		Goodman Corporation	Task 2 - \$11,250	1,687.50
Bill	10/31/2019	10-2019-8		Goodman Corporation	Task 1 - \$12,500	216.00
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	T-0523A October 2019 Consulting	0.00
Bill	11/30/2019	11-2019-...		Goodman Corporation	Task 1 - \$12,500	5,577.20
Bill	11/30/2019	11-2019-...		Goodman Corporation	Task 2 - \$11,250	562.50
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	T-0523A November 2019 Consulting	2,212.50
Bill	12/31/2019	1244		SMW Principle Solutions, Inc.	T-0523A December 2019 Consulting	1,200.00
Bill	12/31/2019	19-3227		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Dec 31, 2019	1,523.75
Bill	12/31/2019	12-2019-...		Goodman Corporation	Task 1 - \$85,000	4,250.00
Bill	12/31/2019	12-2019-...		Goodman Corporation	Task 1 - \$20,000	400.00
Bill	01/31/2020	00298605		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coord - Through ...	555.00
Bill	01/31/2020	00298606		Jones & Carter Inc.	T0523A Shepherd Durham Recon Proj - Through J...	101,175.00
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	T-0523A January 2020 Consulting	2,512.50
Bill	01/31/2020	20-1016		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through January 2020	156.25
Bill	01/31/2020	1-2020-17		Goodman Corporation	Task 1 - \$85,000	5,950.00
Bill	01/31/2020	1-2020-16		Goodman Corporation	Task 1 - \$20,000	1,600.00
Bill	02/29/2020	1261		SMW Principle Solutions, Inc.	T-0523A February 2020 Consulting	1,312.50
Bill	02/29/2020	00300064		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coord - Through ...	277.50
Bill	02/29/2020	00300065		Jones & Carter Inc.	T0523A Shepherd Durham Recon Proj - Through F...	128,310.00
Bill	02/29/2020	2-2020-32		Goodman Corporation	Task 1 - \$85,000	4,250.00
Bill	02/29/2020	2-2020-31		Goodman Corporation	Task 1 - \$20,000	3,000.00
Bill	02/29/2020	20-1144		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2020	675.00
Bill	03/31/2020	3-2020-22		Goodman Corporation	Task 1 - \$85,000	6,800.00
Bill	03/31/2020	3-2020-21		Goodman Corporation	Task 1 - \$20,000	8,000.00
Bill	03/31/2020	1269		SMW Principle Solutions, Inc.	T-0523A March 2020 Consulting	1,575.00
Bill	03/31/2020	00301851		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coord - Through ...	151,495.95
Bill	03/31/2020	20-1322		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through March 2020	387.50
Total T-0523 Shepherd/Durham Reconstr						449,418.65
T-0525 Reconst Bridges White Oa						
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	August 2019 Consulting - T0525	412.50
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Consulting - T0525	487.50
Bill	10/31/2019	00294329		Jones & Carter Inc.	Reconstruct Bridges over White Oak	1,252.50
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Consulting - T0525	1,500.00
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Consulting	1,387.50
Bill	12/01/2019	00295585		Jones & Carter Inc.	Reconstruct Bridges over White Oak	2,758.75
Bill	12/31/2019	00297448		Jones & Carter Inc.	Reconstruct Bridges over White Oak	12.20
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Consulting	75.00
Total T-0525 Reconst Bridges White Oa						7,885.95
T-0527 Heights Blvd Pedestrian						
Bill	07/31/2019	00288773		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	215.00
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	August 2019 Consulting	187.50
Bill	08/31/2019	00290390		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	2,070.00
Bill	09/30/2019	00292109		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	1,685.00
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Consulting	300.00
Bill	10/31/2019	00294328		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	53,177.26
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Consulting	75.00
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Consulting	75.00
Bill	12/01/2019	00295584		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	31,951.26
Bill	12/31/2019	00297447		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	14,388.83
Bill	01/31/2020	00298608		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	2,770.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2019 through March 2020

Type	Date	Num	Adj	Name	Memo	Amount
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Consulting	187.50
Bill	02/29/2020	00300067		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	6,468.75
Total T-0527 Heights Blvd Pedestrian						113,551.10
Total Capital Improvement Plan						1,035,409.35
Total COGS						1,035,409.35
Gross Profit						-444,260.63
Expense						
Developer Reimbursement						
Bill	09/30/2019	Reimbur...		Sovereign Regent Square LLC	Developer Reimbursement 2019 (Construction Cost)	262,564.60
Total Developer Reimbursement						262,564.60
Program and Project Consultants						
Engineering Consultants						
Bill	07/31/2019	00288769		Jones & Carter Inc.	Work Order 1 - Through July 31, 2019	3,615.00
Bill	08/31/2019	00290388		Jones & Carter Inc.	Work Order 1 - Through August 30, 2019	1,815.00
Bill	09/30/2019	00292107		Jones & Carter Inc.	Work Order 1 - Through September 27, 2019	6,115.00
Bill	10/31/2019	00294326		Jones & Carter Inc.	Work Order 1 - Through October 25, 2019	2,060.00
Bill	12/01/2019	00295582		Jones & Carter Inc.	Work Order 1 - Through November 29, 2019	1,265.00
Bill	12/31/2019	00297444		Jones & Carter Inc.	Work Order 1 - Through December 27, 2019	8,389.47
Bill	01/31/2020	00298604		Jones & Carter Inc.	Work Order 1 - Through January 31, 2020	3,683.75
Bill	02/29/2020	00300063		Jones & Carter Inc.	Work Order 1 - Through February 29, 2020	13,481.25
Bill	03/31/2020	00301849		Jones & Carter Inc.	Work Order 1 - Through March 27, 2020	2,365.00
Total Engineering Consultants						42,789.47
Legal Expense						
Bill	07/31/2019	19-2635		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through July 2019	2,932.58
Bill	07/31/2019	19-2639		Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	37.50
Bill	08/31/2019	19-2743		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through August 2019	1,320.49
Bill	09/30/2019	19-2921		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through September 2019	4,906.03
Bill	10/31/2019	19-2994		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through October 2019	5,365.65
Bill	10/31/2019	19-2996		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	837.50
Bill	11/30/2019	19-3094		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through November 2019	983.84
Bill	11/30/2019	19-3095		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	151.13
Bill	12/31/2019	19-3224		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through December 2019	3,338.03
Bill	12/31/2019	19-3225		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	125.00
Bill	12/31/2019	12-3228		Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	93.75
Bill	01/31/2020	20-1014		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through January 2020	2,251.20
Bill	01/31/2020	20-1015		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	118.75
Bill	02/29/2020	20-1142		Sanford Kuhl Hagan Kugle Parker Kahn	General Legal services through February 2020	4,827.73
Bill	03/31/2020	20-1321		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	31.25
Total Legal Expense						27,320.43
Total Program and Project Consultants						70,109.90
TIRZ Administration & Overhead						
Accounting						
Bill	07/31/2019	1918		The Morton Accounting Services	July 2019 CPA Services	3,057.30
Bill	08/31/2019	1937		The Morton Accounting Services	August 2019 CPA Services	1,257.30
Bill	09/30/2019	1944		The Morton Accounting Services	September 2019 CPA Services	1,250.00
Bill	11/30/2019	1957		The Morton Accounting Services	October and November 2019 CPA Services	4,222.54
Bill	01/31/2020	2014		The Morton Accounting Services	December and January CPA Services	2,547.07
Bill	03/31/2020	2038		The Morton Accounting Services	February and March CPA Services	2,585.75
Total Accounting						14,919.96
Administration						
Bill	07/31/2019	19-2634		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through July 31, 2019	230.00
Bill	07/31/2019	1206		SMW Principle Solutions, Inc.	July 2019 Consulting	5,687.50
Bill	07/31/2019	1206		SMW Principle Solutions, Inc.	July 2019 Expenses	57.62
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	August 2019 Consulting	8,050.00
Bill	08/31/2019	1215		SMW Principle Solutions, Inc.	August 2019 Expenses	104.93
Bill	09/30/2019	19-2920		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through Sept 30, 2019	1,995.00
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Consulting	7,412.50
Bill	09/30/2019	1218		SMW Principle Solutions, Inc.	September 2019 Expenses	45.44
Bill	10/31/2019	19-2993		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through Oct 30, 2019	1,865.00
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Consulting	5,612.50
Bill	10/31/2019	1227		SMW Principle Solutions, Inc.	October 2019 Expenses	592.60
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Consulting	5,725.00
Bill	11/30/2019	1231		SMW Principle Solutions, Inc.	November 2019 Expenses	71.48
Bill	12/31/2019	1244		SMW Principle Solutions, Inc.	December 2019 Consulting	7,975.00
Bill	12/31/2019	1244		SMW Principle Solutions, Inc.	December 2019 Expenses	50.02
Bill	12/31/2019	19-3223		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through Dec 31, 2019	1,123.75
Bill	01/28/2020	3135820		Urban Land Institute	Sherry Weesner Membership #1149574	600.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2019 through March 2020

Type	Date	Num	Adj	Name	Memo	Amount
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Consulting	6,700.00
Bill	01/31/2020	1251		SMW Principle Solutions, Inc.	January 2020 Expenses	314.24
Bill	01/31/2020	20-1013		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through January 2020	851.25
Bill	02/29/2020	1261		SMW Principle Solutions, Inc.	February 2020 Consulting	8,162.50
Bill	02/29/2020	1261		SMW Principle Solutions, Inc.	February 2020 Expenses	168.96
Bill	02/29/2020	20-1141		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through February 2020	2,155.00
Bill	03/31/2020	1269		SMW Principle Solutions, Inc.	March 2020 Consulting	7,975.00
Bill	03/31/2020	1269		SMW Principle Solutions, Inc.	March 2020 Expenses	103.54
Bill	03/31/2020	20-1320		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through March 2020	2,241.20
Total Administration						75,870.03
Auditing						
Bill	09/11/2019	2019 Audit		McCall Gibson Swedlund Barfoot PLLC	2019 Audit Final	5,500.00
Total Auditing						5,500.00
Insurance						
Bill	03/31/2020	6727-20...		TML Intergovernmental Risk Pool	4/1/20 - 3/31/21 Coverage	965.30
Total Insurance						965.30
Tax Consultant						
Bill	07/01/2019	54184		Equi Tax Inc.	July - June 2020 Tax Consulting	2,100.00
Total Tax Consultant						2,100.00
Total TIRZ Administration & Overhead						99,355.29
Total Expense						432,029.79
Net Ordinary Income						-876,290.42
Net Income						-876,290.42

Memorial Heights Redevelopment Authority – TIRZ 5

Investment Report

April 15, 2020

On April 15, 2020 the balance in the Authority's TEXPOOL account was \$12,167,116.19

The Authority received interest of \$8,431.50 on December 31, 2019.

The Authority received interest of \$14,818.40 on January 31, 2020.

The Authority received interest of \$15,345.23 on February 28, 2020.

The Authority received interest of \$10,359.67 on March 31, 2020.

The average yield for December 2019 was 1.6226%.

The average yield for January 2020 was 1.5925%.

The average yield for February 2020 was 1.5908%.

The average yield for March 2020 was 1.0034%.

This report and the Authority's investment portfolio are in compliance with the investment strategies expressed in the Authority's Investment Policy and the Public Funds Investment Act.

A handwritten signature in black ink, appearing to read 'Sherry F. Weesner', written over a horizontal line.

Sherry F. Weesner, Investment Officer

RESOLUTION DECLARING INTENT TO
REIMBURSE EXPENDITURES WITH PROCEEDS OF BONDS

WHEREAS, Reinvestment Zone Number Five, City of Houston, Texas (“TIRZ 5”) has undertaken or plans to undertake the project set forth in Exhibit “A,” attached hereto (herein, the “Project”);

WHEREAS, the Board of Directors of TIRZ 5 deems it in the best interest of TIRZ 5 to use the funds in TIRZ 5’s Operating Fund to pay for costs associated with the Project with the intention that such funds will be reimbursed from the proceeds of TIRZ 5’s next issue of tax-exempt bonds; and

WHEREAS, TIRZ 5 reasonably expects to issue tax-exempt obligations to reimburse itself for the costs associated with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS THAT:

I.

The Board hereby declares its intent to reimburse the expenditures for the Project from the proceeds of its next issue of bonds, which bonds shall be exempt from federal income taxation. TIRZ 5 shall reimburse the Operating Fund with proceeds from the bonds within eighteen months after the date of expenditure of such operating funds or eighteen months after the date the Project is placed in service, whichever is later. The Board further declares that its intent to reimburse the Operating Fund is reasonable in light of the TIRZ 5’s budgetary and financial circumstances and that the TIRZ 5 does not have a pattern of failing to reimburse expenditures for which it declares an intention to do so. The Board hereby finds and declares that the Project has a reasonably expected economic life of at least one year.

II.

A copy of this Resolution shall be filed in TIRZ 5’s office and shall be continuously available for public inspection during normal business hours at the administrative office of TIRZ 5 at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056 beginning no later than ten (10) days from the date hereof and ending on, and including the date of the issue of the bonds to be issued to reimburse TIRZ 5’s Operating Fund for the expenditures for the Project.

III.

The Chair and the Secretary of the Board are authorized to evidence adoption of this Resolution and to do any and all things necessary and proper to give effect to the intent hereof.

PASSED AND APPROVED THIS April 23, 2019.

Chair, Board of Directors

Secretary, Board of Directors

Exhibit A

Planning, design, property acquisition, and construction for the Shepherd Durham and Selected Cross Street Reconstruction Project cost: \$106,720,000

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Memorial-Heights Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on April 23, 2020, via videoconference, as permitted by the March 16, 2020, Declaration by the Governor of the State of Texas (the “Declaration”) which suspended certain provisions of Chapter 551, Texas Government Code, and the roll was called of the members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Robert Stein	Director
Marvin Pierre	Director

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

**RESOLUTION DECLARING INTENT TO
REIMBURSE EXPENDITURES WITH PROCEEDS OF BONDS**

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

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND APPROVED the 23rd day of April, 2020.

Secretary

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

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April 25, 2019

Board of Directors
Memorial-Heights
Redevelopment Authority
City of Houston, Texas

We are pleased to confirm our understanding of the services we are to provide Memorial-Heights Redevelopment Authority (the "Authority") for the years ended June 30, 2019, and June 30, 2020. We will audit the financial statements of the governmental activities and each major fund, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30, 2019, and June 30, 2020. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A) and the schedule of revenues, expenditures and changes in fund balance – budget and actual for the General Fund, to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the Authority and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with applicable laws and regulations and the provisions of certain contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

Management Responsibilities (Continued)

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

Engagement Administration, Fees and Other (Continued)

- Audit of the Authority's financial statements as of and for the year ended June 30, 2019, at a fee not to exceed \$8,000
- Audit of the Authority's financial statements as of and for the year ended June 30, 2020, at a fee not to exceed \$8,000

Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The Authority will be obligated to compensate us for our time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.


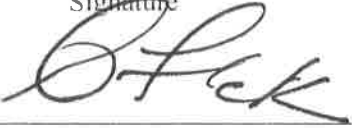
We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Memorial-Heights Redevelopment Authority.

 _____ Signature	<u>SECRETARY</u> _____ Title	<u>4-25-19</u> _____ Date
 _____ Mayor's Office of Economic Development	<u>6/26/19</u> _____ Date	

Engagement Letter

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
Fund Name: **Memorial Heights Redevelopment Authority**
TIRZ: **05**
Fund Number: **7553/50**

P R O F I L E	Base Year:	1996
	Base Year Taxable Value:	\$ 67,807,537
	Projected Taxable Value (TY2020):	\$ 2,325,424,271
	Current Taxable Value (TY2019):	\$ 2,279,827,717
	Acres:	1410.36
	Administrator (Contact):	City of Houston
	Contact Number:	832-393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans is to ensure the improvements will result in the long-term stability and viability of the area.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/19)	Variance
	Capital Projects:			
	Public Utility Improvements	\$ 138,144,635	\$ 2,885,228	\$ 135,259,407
	Roadway and Sidewalk Improvements	131,738,100	9,668,634	122,069,466
	Parks and Park Improvements	88,499,375	9,280,857	79,218,518
	Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 410,482,110	\$ 22,717,101	\$ 387,765,009
	Affordable Housing	33,332,210	7,262,210	26,070,000
	School & Education/Cultural Facilities	23,123,754	12,705,295	10,418,459
	Financing Costs	29,879,513	3,428,907	26,450,606
	Administration Costs/ Professional Services	11,513,853	5,917,261	5,596,592
	Creation Costs	175,300	175,300	-
	Total Project Plan	\$ 508,506,740	\$ 52,206,074	\$ 456,300,666

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
	Debt Service	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	Balance as of 6/30/19		Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Memorial Heights Redevelopment Auth
TIRZ: 05
Fund Number: 7553/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 13,760,510	\$ 13,511,048	\$ 17,327,561
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 13,760,510	\$ 13,511,048	\$ 17,327,561
City tax revenue	\$ 6,916,597	\$ 6,713,008	\$ 6,953,138
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 6,916,597	\$ 6,713,008	\$ 6,953,138
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 4,210	\$ 4,210	\$ 4,210
Interest Income	\$ 25,000	\$ 9,400	\$ 25,000
Other Interest Income	\$ 29,210	\$ 13,610	\$ 29,210
	\$ -	\$ -	\$ -
	\$ 405,000	\$ -	\$ -
City of Houston	\$ 405,000	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 21,111,317	\$ 20,237,666	\$ 24,309,909

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Memorial Heights Redevelopment Auth
TIRZ: 05
Fund Number: 7553/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 20,000	\$ 19,281	\$ 25,000
Administration Salaries & Benefits	\$ 100,000	\$ 81,533	\$ 120,000
Auditor	\$ 9,000	\$ 7,650	\$ 10,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 11,050	\$ 25,000
Insurance	\$ 1,000	\$ 965	\$ 1,000
Office Administration	\$ 10,000	\$ 500	\$ 20,000
TIRZ Administration and Overhead	\$ 165,000	\$ 120,979	\$ 201,000
Engineering Consultants	\$ 75,000	\$ 50,152	\$ 75,000
Legal	\$ 100,000	\$ 96,692	\$ 100,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 10,000	\$ 50,000
Program and Project Consultants	\$ 225,000	\$ 156,844	\$ 225,000
Management consulting services	\$ 390,000	\$ 277,823	\$ 426,000
Capital Expenditures (See CIP Schedule)	\$ 2,800,000	\$ 1,865,980	\$ 17,065,000
TIRZ Capital Expenditures	\$ 2,800,000	\$ 1,865,980	\$ 17,065,000
Regents Square GID	\$ 606,907	\$ 270,000	\$ 306,000
Hanover	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 606,907	\$ 270,000	\$ 306,000
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 3,796,907	\$ 2,413,803	\$ 17,797,000
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 345,830	\$ 335,650	\$ 347,657
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 506,482	\$ 496,302	\$ 508,309
Total Budget	\$ 4,303,389	\$ 2,910,105	\$ 18,305,309
RESTRICTED Funds - Capital Projects	\$ 16,807,928	17,327,561	6,004,600
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 16,807,928	17,327,561	6,004,600
Total Budget & Ending Fund Balance	\$ 21,111,317	\$ 20,237,666	\$ 24,309,909

Notes:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	
H	T-0517	White Oak Bayou Remediation/Channel Reclamation Project	\$ 18,036	-	-	-	-	-	-	-	18,036
H	T-0519	Woodland Park Improvements	\$ 410,796	-	-	-	-	-	-	-	410,796
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements	\$ -	1,065,054	300,000	-	-	-	-	300,000	1,365,054
C	T-0521	Little Thicket Park Improvements	\$ -	538,037	300,000	-	-	-	-	300,000	838,037
C	T-0522A	18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street	\$ -	-	-	90,000	1,200,000	-	-	1,290,000	1,290,000
C	T-0522B	19th Street Reconstruction between Durham and 20th Street	\$ -	-	-	-	-	-	-	-	-
C	T-0523A	Shepherd Durham and Selectred Cross Street Reconstruction Project (P)	\$ -	113,139	1,500,000	21,500,000	31,500,000	22,220,000	30,000,000	106,720,000	106,833,139
C, H	T-0525	North Canal Project	\$ -	-	13,000,000	12,000,000	-	-	-	25,000,000	25,000,000
C	T-0527	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MK	\$ -	130,000	1,220,000	-	-	-	-	1,220,000	1,350,000
C	T-0528	West Dallas Restriping Project	\$ -	-	500,000	-	-	-	-	500,000	500,000
C	T-0529	Yale and Center Intersection	\$ -	19,750	-	1,050,000	-	-	-	1,050,000	1,069,750
C	T-0530	Segment of Trail between White Oak Bayou and Memorial Park	\$ -	-	220,000	-	-	-	-	220,000	220,000
C, H	T-0599	Safe Sidewalk Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
Totals			\$ 3,343,600	\$ 1,865,980	\$ 17,065,000	\$ 34,665,000	\$ 32,725,000	\$ 22,245,000	30,025,000	136,725,000	\$ 141,934,580

* NOTE:

** NOTE:

*** NOTE:

TAX YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
TIRZ 5	FY2019 Actual	FY2020 Estimate	FY2021 Budget	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
City	\$ 5,614,605	\$ 6,713,008	\$ 6,953,138	\$ 7,198,072	\$ 7,447,904	\$ 7,702,732	\$ 7,962,658	\$ 8,660,822	\$ 8,945,481	\$ 9,235,834
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 5,614,605	\$ 6,713,008	\$ 6,953,138	\$ 7,198,072	\$ 7,447,904	\$ 7,702,732	\$ 7,962,658	\$ 8,660,822	\$ 8,945,481	\$ 9,235,834
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -	\$ 40,000,000	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 169,841	\$ 13,610	\$ 29,210	\$ 25,820	\$ 30,689	\$ 23,957	\$ 37,394	\$ 95,016	\$ 105,298	\$ 116,460
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 5,784,446	\$ 6,726,618	\$ 6,982,348	\$ 7,223,892	\$ 34,978,593	\$ 7,726,689	\$ 49,500,052	\$ 8,755,838	\$ 9,050,779	\$ 9,352,294
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652
Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 280,730	\$ 335,650	\$ 347,657	\$ 359,904	\$ 372,395	\$ 385,137	\$ 398,133	\$ 433,041	\$ 447,274	\$ 461,792
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 441,382	\$ 496,302	\$ 508,309	\$ 520,556	\$ 533,047	\$ 545,789	\$ 558,785	\$ 593,693	\$ 607,926	\$ 622,444
Management Consulting Services	\$ 276,989	\$ 277,823	\$ 426,000	\$ 426,000	\$ 426,000	\$ 426,000	\$ 426,000	\$ 426,000	\$ 426,000	\$ 426,000
BOND DEBT SERVICE - 2022	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
BOND DEBT SERVICE 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
TOTAL EXPENSES	\$ 276,989	\$ 277,823	\$ 426,000	\$ 426,000	\$ 2,426,000	\$ 2,426,000	\$ 3,926,000	\$ 3,926,000	\$ 3,926,000	\$ 3,926,000
CASH FLOW FROM OPERATIONS	\$ 5,066,075	\$ 5,952,493	\$ 6,048,039	\$ 6,277,336	\$ 32,019,546	\$ 4,754,900	\$ 45,015,267	\$ 4,236,145	\$ 4,516,853	\$ 4,803,850
BEGINNING FUND BALANCE (7)	\$ 10,405,973	\$ 13,511,049	\$ 17,327,562	\$ 6,004,601	\$ 7,136,937	\$ 5,571,483	\$ 8,696,383	\$ 22,096,650	\$ 24,487,795	\$ 27,083,648
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ 30,000,000	\$ -	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 15,472,048	\$ 19,463,542	\$ 23,375,601	\$ 42,281,937	\$ 39,156,483	\$ 32,326,383	\$ 53,711,650	\$ 26,332,795	\$ 29,004,648	\$ 31,887,497
Projects										
Regents Square GID	\$ 273,380	\$ 270,000	\$ 306,000	\$ 480,000	\$ 860,000	\$ 1,385,000	\$ 1,590,000	\$ 1,845,000	\$ 1,921,000	\$ 2,003,000
Greystar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 273,380	\$ 270,000	\$ 306,000	\$ 480,000	\$ 860,000	\$ 1,385,000	\$ 1,590,000	\$ 1,845,000	\$ 1,921,000	\$ 2,003,000
T-0517 White Oak Bayou Remediation/Channel Reclamation Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0519 Woodland Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0520 Houston Avenue & White Oak Drive Intersection Improvements	\$ 1,476,143	\$ 1,065,054	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0521 Little Thicket Park Improvements	\$ 36,169	\$ 538,037	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0522A 18th Street and surrounding area Pedestrian Improvements between	\$ -	\$ -	\$ -	\$ 90,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0522B 19th Street Reconstruction between Durham and 20th Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0523A Shepherd Durham and Selectred Cross Street Reconstruction Project	\$ 143,129	\$ 113,139	\$ 1,500,000	\$ 21,500,000	\$ 31,500,000	\$ 22,220,000	\$ 30,000,000	\$ -	\$ -	\$ -
T-0525 North Canal Project	\$ -	\$ -	\$ 13,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0527 Heights Boulevard Pedestrian and Bicycle Safety Improvements at	\$ 12,428	\$ 130,000	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0528 West Dallas Restriping Project	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0529 Yale and Center Intersection	\$ 19,750	\$ 19,750	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0530 Segment of Trail between White Oak Bayou and Memorial Park	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0539 Safe Sidewalk Program	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 1,687,619	\$ 1,866,980	\$ 17,065,000	\$ 34,665,000	\$ 32,725,000	\$ 22,245,000	\$ 30,025,000	\$ -	\$ -	\$ -
TOTAL PROJECTS	\$ 1,960,999	\$ 2,135,980	\$ 17,371,000	\$ 35,145,000	\$ 33,585,000	\$ 23,630,000	\$ 31,615,000	\$ 1,845,000	\$ 1,921,000	\$ 2,003,000
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 13,511,049	\$ 17,327,562	\$ 6,004,601	\$ 7,136,937	\$ 5,571,483	\$ 8,696,383	\$ 22,096,650	\$ 24,487,795	\$ 27,083,648	\$ 29,884,497
Ending Fund Balance	\$ 13,511,049	\$ 17,327,562	\$ 6,004,601	\$ 7,136,937	\$ 5,571,483	\$ 8,696,383	\$ 22,096,650	\$ 24,487,795	\$ 27,083,648	\$ 29,884,497

Notes:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	3,343,600	1,865,980	17,040,000	34,640,000	5,200,000	22,220,000	(11,500,000)	67,600,000	72,809,580
City of Houston	-	405,000	-	-	2,500,000	-	1,500,000	4,000,000	4,405,000
Grants	-	-	-	-	25,000,000	-	40,000,000	65,000,000	65,000,000
Other	-	-	-	-	-	-	-	-	-
Project Total	3,343,600	2,270,980	17,040,000	34,640,000	32,700,000	22,220,000	30,000,000	136,600,000	142,214,580

Project: White Oak Bayou Remediation/Channel Reclamation Project		City Council District			Key Map:			WBS.:	T-0517		
		Location: H		Geo. Ref.:							
		Served: ALL		Neighborhood:							
Description:	Feasibility Study of Channel reclamation alternatives on White Oak Bayou consisting of concrete panel removal, modifications to geometry, installation of riparian trees and suitable indigenous grasses.	Operating and Maintenance Costs: (\$ Thousands)									
			2020	2021	2022	2023	2024	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification:	Study of Alternative options for Pilot project/demonstration project consisting of partial restoration/naturalization of a portion of the White Oak Bayou Channel.	Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	18,036	-	-	-	-	-	-	-	\$ -	\$ 18,036
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-				-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 18,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,036
Source of Funds											
TIRZ Funds		18,036	-	-	-	-	-	-	-	\$ -	\$ 18,036
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,036

*NOTE:

Project: Woodland Park Improvements		City Council District			Key Map:				WBS.:		T-0519		
		Location:		H		Geo. Ref.:							
		Served:		H		Neighborhood:							
Description:	Reconstruction of selected hike and bike trails at Woodland Park.			Operating and Maintenance Costs: (\$ Thousands)									
					2021	2022	2023	2024	2025	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Park encompasses Little White Oak Bayou, a major drainage to White Oak, with significant water quality issues and serves a growing residential area; potential for north-south connection to regional trail system.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs									
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-		-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	191,264	-	-			-	-	-	\$ -	\$ 191,264		
4	Construction	219,532	-	-			-	-	-	\$ -	\$ 219,532		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-		-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other #REF!		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ 410,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,796		
Source of Funds													
TIRZ Funds		410,796	-	-	-	-	-	-	-	\$ -	\$ 410,796		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 410,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,796		

Project:		Houston Avenue & White Oak Drive Intersection Improvements			City Council District		Key Map:			WBS.:	T-0520						
					Location:		H	Geo. Ref.:									
					Served:		H	Neighborhood:									
Description:	Reconstruction of Intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue.				Operating and Maintenance Costs: (\$ Thousands)												
						2021	2022	2023	2024	2025	Total						
Justification:	Existing condition includes (7) intersecting street alignments, creating a confusing and unsafe intersection.				Personnel	-	-	-	-	-	\$	-					
					Supplies	-	-	-	-	-	\$	-					
					Svcs. & Chgs.	-	-	-	-	-	\$	-					
					Capital Outlay	-	-	-	-	-	\$	-					
					Total	\$	-	\$	-	\$	-	\$	-	\$	-		
					FTEs									-			
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)						
Phase																	
1	Planning	-	-	-	-	-	-	-	-	\$	-	\$	-				
2	Acquisition	-	-	-	-	-	-	-	-	\$	-	\$	-				
3	Design	-	50,000			-	-	-	-	\$	-	\$	-				
4	Construction	-	1,500,000	1,065,054	300,000			-	-	\$	300,000	\$	1,365,054				
5	Equipment	-	-	-	-	-	-	-	-	\$	-	\$	-				
6	Close-Out	-	-		-	-	-	-	-	\$	-	\$	-				
7	Other	-	-		-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$	-	\$	-				
Total Allocations		\$	-	\$	1,550,000	\$	1,065,054	\$	300,000	\$	-	\$	-	\$	300,000	\$	1,365,054
Source of Funds																	
TIRZ Funds		-	1,550,000	1,065,054	300,000	-	-	-	-	-	\$	300,000	\$	1,365,054			
City of Houston		-	-	-	-	-	-	-	-	-	\$	-	\$	-			
Grants		-	-	-	-	-	-	-	-	-	\$	-	\$	-			
Other		-	-	-	-	-	-	-	-	-	\$	-	\$	-			
Total Funds		\$	-	\$	1,550,000	\$	1,065,054	\$	300,000	\$	-	\$	-	\$	300,000	\$	1,365,054

Project: Little Thicket Park Improvements				City Council District		Key Map:				WBS.:		T-0521			
				Location:		C		Geo. Ref.:							
				Served:		C		Neighborhood:							
Description: Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for Park improvements.		Operating and Maintenance Costs: (\$ Thousands)													
			2021		2022		2023		2024		2025		Total		
		Personnel	-		-		-		-		-		\$ -		
		Supplies	-		-		-		-		-		\$ -		
Justification: Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system.		Svcs. & Chgs.	-		-		-		-		-		\$ -		
		Capital Outlay	-		-		-		-		-		\$ -		
		Total	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
		FTEs													
		Fiscal Year Planned Expenses													
Project Allocation			Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)			
Phase															
1	Planning		-				-	-	-	-	\$ -	\$ -			
2	Acquisition		-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design		-	60,000	38,037			-	-	-	\$ -	\$ 38,037			
4	Construction		-	405,000	500,000	300,000			-	-	\$ 300,000	\$ 800,000			
5	Equipment		-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out		-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
			-	-	-	-	-	-	-	-	\$ -	\$ -			
			-	-	-	-	-	-	-	-	\$ -	\$ -			
			-	-	-	-	-	-	-	-	\$ -	\$ -			
			-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:			-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations			\$ -	\$ 465,000	\$ 538,037	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 838,037			
Source of Funds															
TIRZ Funds			-	60,000	538,037	300,000	-	-	-	-	\$ 300,000	\$ 838,037			
City of Houston			-	405,000	405,000			-	-	-	\$ -	\$ 405,000			
Grants			-	-	-	-	-	-	-	-	\$ -	\$ -			
Other			-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds			\$ -	\$ 465,000	\$ 943,037	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 1,243,037			

Project: 18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street				City Council District		Key Map:			WBS.:	T-0522A		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	Construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment			Operating and Maintenance Costs: (\$ Thousands)								
					2021	2022	2023	2024	2025	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Existing conditions include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							-	
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-		90,000				\$ 90,000	\$ 90,000	
4	Construction	-	-				1,200,000			\$ 1,200,000	\$ 1,200,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 1,200,000	\$ -	\$ -	\$ 1,290,000	\$ 1,290,000	
Source of Funds												
TIRZ Funds		-	-	-	-	90,000	1,200,000	-	-	\$ 1,290,000	\$ 1,290,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 1,200,000	\$ -	\$ -	\$ 1,290,000	\$ 1,290,000	

Project: 19th Street Reconstruction between Durham and 20th Street				City Council District		Key Map:			WBS.:	T-0522B	
				Location: C		Geo. Ref.:					
				Served: All		Neighborhood:					
Description:	Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project:	Shepherd Durham and Selected Cross Street Reconstruction Project (Project will be completed in phases)	City Council District			Key Map:			WBS.:	T-0523A		
		Location:		C	Geo. Ref.:						
		Served:		All	Neighborhood:						
Description:	Roadway reconstruction between 6th street and 610 loop North, including hike and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	113,139	-	-	-	-	-	\$ -	\$ 113,139
2	Acquisition	-	-	-	-	-	-	720,000	-	\$ 720,000	\$ 720,000
3	Design	-	1,500,000	-	1,500,000	1,500,000	1,500,000	1,500,000		\$ 6,000,000	\$ 6,000,000
4	Construction	-	-	-		20,000,000	30,000,000	20,000,000	30,000,000	\$ 100,000,000	\$ 100,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,500,000	\$ 113,139	\$ 1,500,000	\$ 21,500,000	\$ 31,500,000	\$ 22,220,000	\$ 30,000,000	\$ 106,720,000	\$ 106,833,139
Source of Funds											
TIRZ Funds		-	1,500,000	113,139	1,500,000	21,500,000	4,000,000	22,220,000	(11,500,000)	\$ 37,720,000	\$ 37,833,139
City of Houston		-	-	-	-	-	2,500,000		1,500,000	\$ 4,000,000	\$ 4,000,000
Grants		-	-	-			25,000,000		40,000,000	\$ 65,000,000	\$ 65,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 1,500,000	\$ 113,139	\$ 1,500,000	\$ 21,500,000	\$ 31,500,000	\$ 22,220,000	\$ 30,000,000	\$ 106,720,000	\$ 106,833,139

Project: North Canal Project				City Council District		Key Map:				WBS.:		T-0525	
				Location:		C, H							
				Served:		C, H		Neighborhood:					
Description:	Part of North Canal project			Operating and Maintenance Costs: (\$ Thousands)									
					2021	2022	2023	2024	2025	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	This is part of the North Canal project. When the North Canal is completed water level on the White Oak is expected to be lower during a flood event			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	1,000,000		-	-	-	\$ 1,000,000	\$ 1,000,000		
4	Construction	-	-	-	12,000,000	12,000,000				\$ 24,000,000	\$ 24,000,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ 13,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000		
Source of Funds													
TIRZ Funds		-	-	-	13,000,000	12,000,000	-	-	-	\$ 25,000,000	\$ 25,000,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 13,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000		

*NOTE:

Project:		Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestrian Safety			City Council District		Key Map:			WBS.:	T-0527						
					Location:		C		Geo. Ref.:								
					Served:		C		Neighborhood:								
Description:	Bicycle and pedestrian facility improvements at the intersection of Heights Boulevard and the MKT Trail and at the intersection of Washington Avenue and Heights Boulevard. Improve safety and wayfinding along the MKT Trail. Small Segment trail connections to improve overall bicycle and pedestrian connectivity.				Operating and Maintenance Costs: (\$ Thousands)												
						2021	2022	2023	2024	2025	Total						
Justification:	A number of near misses have been reported at these locations. This project will evaluate the locations and the potential improvements for each of these areas and implement appropriate improvements.				Personnel	-	-	-	-	-	\$	-					
					Supplies	-	-	-	-	-	\$	-					
					Svcs. & Chgs.	-	-	-	-	-	\$	-					
					Capital Outlay	-	-	-	-	-	\$	-					
					Total	\$	-	\$	-	\$	-	\$	-	\$	-		
					FTEs							-					
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)						
Phase																	
1	Planning	-	-	-	-	-	-	-	-	\$	-	\$	-				
2	Acquisition	-	-	-	-	-	-	-	-	\$	-	\$	-				
3	Design	-	70,000	130,000	20,000			-	-	\$	20,000	\$	150,000				
4	Construction	-	-	-	1,200,000			-	-	\$	1,200,000	\$	1,200,000				
5	Equipment	-	-	-	-	-	-	-	-	\$	-	\$	-				
6	Close-Out	-	-	-	-	-	-	-	-	\$	-	\$	-				
7	Other	-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
		-	-	-	-	-	-	-	-	\$	-	\$	-				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$	-	\$	-				
Total Allocations		\$	-	\$	70,000	\$	130,000	\$	1,220,000	\$	-	\$	-	\$	1,220,000	\$	1,350,000
Source of Funds																	
TIRZ Funds		-	70,000	130,000	1,220,000	-	-	-	-	\$	1,220,000	\$	1,350,000				
City of Houston		-	-	-	-	-	-	-	-	\$	-	\$	-				
Grants		-	-	-	-	-	-	-	-	\$	-	\$	-				
Other		-	-	-	-	-	-	-	-	\$	-	\$	-				
Total Funds		\$	-	\$	70,000	\$	130,000	\$	1,220,000	\$	-	\$	-	\$	1,220,000	\$	1,350,000

Project: West Dallas Restriping Project		City Council District		Key Map:				WBS.:	T-0528						
		Location:		C		Geo. Ref.:									
		Served:		C		Neighborhood:									
Description:	The Pavement on West Dallas is being redistributed to provide better pedestrian access and bike facilities. This portion of the street (Dunlavy to Waugh) is within the TIRZ 5 boundaries and will fill the gap between other entities' projects	Operating and Maintenance Costs: (\$ Thousands)													
			2021	2022	2023	2024	2025	Total							
		Personnel	-	-	-	-	-	\$	-						
		Supplies	-	-	-	-	-	\$	-						
Justification:	West Dallas is part of the Houston Bike Plan network. This project helps to create a continues east west path between Shepherd and Downtown.	Svcs. & Chgs.	-	-	-	-	-	\$	-						
		Capital Outlay	-	-	-	-	-	\$	-						
		Total	\$	-	\$	-	\$	-	\$	-					
		FTEs								-					
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$	-	\$	-		
2	Acquisition	-	-	-	-	-	-	-	-	\$	-	\$	-		
3	Design	-	-	-	100,000	-			-	\$	100,000	\$	100,000		
4	Construction	-	-	-	400,000				-	\$	400,000	\$	400,000		
5	Equipment	-	-	-	-	-			-	\$	-	\$	-		
6	Close-Out	-	-	-	-	-	-	-	-	\$	-	\$	-		
7	Other	-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$	-	\$	-		
Total Allocations		\$	-	\$	-	\$	-	\$	-	\$	-	\$	500,000	\$	500,000
Source of Funds															
TIRZ Funds		-	-	-	500,000	-	-	-	-	\$	500,000	\$	500,000		
City of Houston		-	-	-	-	-	-	-	-	\$	-	\$	-		
Grants		-	-	-	-	-	-	-	-	\$	-	\$	-		
Other		-	-	-	-	-	-	-	-	\$	-	\$	-		
Total Funds		\$	-	\$	-	\$	500,000	\$	-	\$	-	\$	500,000	\$	500,000

Project: Yale and Center Intersection				City Council District		Key Map:				WBS.:		T-0529			
				Location:		C		Geo. Ref.:							
				Served:		C		Neighborhood:							
Description:	Reconstruct intersection, replace signal and improve pedestrian crossing at Yale Street at Center Street.			Operating and Maintenance Costs: (\$ Thousands)											
					2021	2022	2023	2024	2025	Total					
				Personnel	-	-	-	-	-	\$ -					
				Supplies	-	-	-	-	-	\$ -					
Justification:	This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs											
				Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	19,750	-	-	-	-	-	\$ -	\$ 19,750				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000				
4	Construction	-	-	-	-	950,000	-	-	-	\$ 950,000	\$ 950,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ 19,750	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,069,750				
Source of Funds															
TIRZ Funds		-	-	19,750	-	1,050,000	-	-	-	\$ 1,050,000	\$ 1,069,750				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ 19,750	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,069,750				

Project:		Segment of Trail between White Oak Bayou and Memorial Park			City Council District		Key Map:			WBS.:	T-0530		
					Location:		C	Geo. Ref.:					
					Served:		C	Neighborhood:					
Description:	Build a segment of the Trail between White Oak Bayou trail and Memorial Park				Operating and Maintenance Costs: (\$ Thousands)								
						2021	2022	2023	2024	2025	Total		
					Personnel	-	-	-	-	-	\$ -		
					Supplies	-	-	-	-	-	\$ -		
Justification:	There is currently no connection between White Oak Bayou and Memorial park. A citizen group proposed a possible path for this connector. Many portions of the trail were funded in the most recent TIP call and other entities are building several sections. There is one segment that is in TIRZ 5 that is not funded by other sources.				Svcs. & Chgs.	-	-	-	-	-	\$ -		
					Capital Outlay	-	-	-	-	-	\$ -		
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
					FTEs						-		
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	20,000		-	-	-	\$ 20,000	\$ 20,000		
4	Construction	-	-	-	200,000			-	-	\$ 200,000	\$ 200,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000		
Source of Funds													
TIRZ Funds		-	-	-	220,000	-	-	-	-	\$ 220,000	\$ 220,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000		

Project: Safe Sidewalk Program				City Council District		Key Map:		WBS.:		T-0599			
				Location:		C, H						Geo. Ref.:	
				Served:		C, H						Neighborhood:	
Description:	Program to improve small sections of Sidewalk			Operating and Maintenance Costs: (\$ Thousands)									
					2021	2022	2023	2024	2025	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
				Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Sidewalk program to improve walkability			Capital Outlay	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations													
		\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000		
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		