



**midtown**  
H O U S T O N

**MIDTOWN REDEVELOPMENT AUTHORITY/  
TIRZ#2  
BOARD OF DIRECTORS MEETING  
October 29, 2020**



**MIDTOWN REDEVELOPMENT AUTHORITY  
and**

**REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS  
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

**TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND  
THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a **joint regular** meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone to be held on **Thursday, October 29, 2020 at 12:30 P.M.** To attend the Midtown Redevelopment Authority meeting via video communication please use the following URL <https://midtownhouston.webex.com/midtownhouston/j.php?MTID=m5e01d699325762319cc1453fdb06ce52> or \* dial **US Toll Free 1-844-992-4726**; when prompted enter access code **146 276 3709 #** and join as a participant to consider and take action upon the matters listed below. The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

**\* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link: <https://midtownhouston.com/affiliated-organizations/mra/board/>.**

**AGENDA**

1. Call to Order and Introduction of Guests.
2. Public Comment.
3. Consent Agenda for the Midtown Reinvestment Zone:
  - a. Minutes for September 24, 2020.
4. Consent Agenda for the Authority:
  - a. Minutes for September 24, 2020;
  - b. Monthly financial reports for September 30, 2020;
  - c. Invoices from Trustee and Operating Accounts for October 2020;
  - d. Annual Renewal of Professional Service Agreement with IDS Engineering Group.

5. Rice ION Presentation.
6. Midtown TIRZ Project Plan and Reinvestment Zone Financing Plan: Annexation, Amendment and Extension of Zone.
  - a. Request from LULAC to be annexed into Midtown/TIRZ#2.
7. Midtown Affordable Housing Program:
  - a. Affordable Housing Operations Center;
    - i. Change Orders;
  - b. Development and Purchase Agreement with HOU Homes, Inc.
  - c. Affordable Housing Development Update
8. Midtown Capital Improvements Program:
  - a. Parks and Greenspace - Walter P Moore / Design Workshop
    - i. Bagby Park – Storage and Renovations
      1. Change Orders
  - b. Caroline Street Reconstruction – ESPA Corp/KCI
    - i. Change Orders
  - c. Pedestrian Safety Enhancements
    - i. Award Construction Contract
  - d. FTA Grant Program - The Goodman Corporation.
9. With respect to the foregoing agenda items, the Authority may conduct an executive session with regard to the following, as appropriate and necessary:
  - a. Consultation with attorney (Section 551.071, Texas Government Code);
  - b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
  - c. Personnel matters (Section 551.074, Texas Government Code);
  - d. Security personnel or devices (Section 551.076, Texas Government Code); and
  - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

9. Adjourn.



Matt Thibodeaux

Executive Director



# **Consent Agenda**

Midtown Redevelopment Authority  
Balance Sheet  
As of September 30, 2020

Sep 30, 20

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	4,798,022.86
101002 · Infrastructure Projects 1731	952.30
101010 · WF Surplus Acct 63943	1,244.99
101020 · WF FTA Enhanced Path 63919	60.07
102200 · Logic Operating Account (Investment Account)	5,055,116.41
103200 · TexStar Operating Acct 1111	6,948.89
103600 · Wells Fargo Oper Inves 63901	730.73
103700 · WF Operating Saving 3215777180	45,321.68
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	3,385,201.15
104022 · WF Pilot Program 3935	344.16
104116 · TexStar Aff. Hsng MM 1800	2,013.87
104200 · Logic Affordable Housing (Investment Account)	892,147.33
1043000 · BBVA USA	1,110,628.04
Total 104000 · Affordable Housing Accounts	5,390,334.55

105000 · Trustee Investments

105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	42,059.30
Total 105001 · Pledge Revenue Fund 422885	42,059.30

105002 · Debt Service Fund

105200 · BNY-Debt Service Fund 422896	7,655,705.31
Total 105002 · Debt Service Fund	7,655,705.31

105003 · Reserve Fund 422897

105302 · Reserve Fund Money Mkt 422897	45.06
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,428,010.23
Total 105003 · Reserve Fund 422897	7,428,055.29

105009 · Austin Park Maint. Fund 422919

105901 · Austin Park Money Market Acct.	3,582.05
Total 105009 · Austin Park Maint. Fund 422919	3,582.05

107000 · BOND FUNDS

107012 · BNY 443264 2011 Escrow	9.99
107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	5,073,816.83
107019 · LOGIC 2017 AFFORDABLE HOUSING (Trust Account 7487592005)	2,055,244.42
Total 107000 · BOND FUNDS	7,129,071.24

Total 105000 · Trustee Investments

	22,258,473.19
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Total Checking/Savings

Accounts Receivable

170000 · Accounts Receivable

170008 · KIOS	-6,400.00
170010 · Midtown Management District	149,685.52
170011 · Midtown Parks Conservancy	772,817.38
170020 · HX Houston Exponential AR	4,716.53
170021 · HTC BUILTOUT	338,285.67
170050 · MRA AHF	-0.40
170051 · Constuction and Repairs	2,668,848.08
Total 170000 · Accounts Receivable	3,927,952.78

Total Accounts Receivable

	3,927,952.78
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Total Current Assets

Fixed Assets

150000 · Fixed Assets

41,485,158.45

## Midtown Redevelopment Authority

## Balance Sheet

As of September 30, 2020

Sep 30, 20

150010 · Office Furniture & Equipment	26,321.36
150011 · Accumulated Depreciation-Furn.	-26,321.36
150020 · Computer Equipment	32,057.11
150021 · Accumulated Depreciation-Comp.	-32,057.11
150040 · Land - JPI Park	736,911.00
150045 · Walgreens/Lui Park Land	141,000.00
150062 · Land - Houston Tech.Center I	798,053.89
150063 · Houston Tech Center I	2,676,862.62
150064 · Accum Deprec-Houston Tech Cntr I	-2,289,851.31
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-1,958,928.28
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,301,498.43
150075 · Midtown Park 2905 Travis St	3,506,306.26
150078 · Midtown Park Land-Tracts I & II	4,416,883.45
1500783 · Accum Deprec-Works of Art	-58,062.26
150078A · Midtown (Superblock) Garage	13,784.20
150078B · Midtown (Superblockj) Park	4,598,895.40
150078C · Midtown Garage - Depreciable As	
1500781 · Acc Depre - Midtown Garage	-1,155,244.84
150078C · Midtown Garage - Depreciable As - Other	23,104,895.00
Total 150078C · Midtown Garage - Depreciable As	21,949,650.16
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Midtown Park	-1,697,293.32
150078D · Midtown Park - Depreciable Asse - Other	19,094,553.00
Total 150078D · Midtown Park - Depreciable Asse	17,397,259.68
150079B · Works of Art - Donated	725,778.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	36,686.18
150082 · Option Fees	10,700.00
150803 · Affordable Housing Legal	109,050.45
150804 · Affordable Housing Misc	752,799.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	45,992,844.13
Total 150080 · Land (Resale) (Land purchase for resale)	47,028,830.50
150080A · Land Held for Resale	1,999,033.00
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-444,110.34
150100 · 2800 MAIN	317,069.93
Total 150000 · Fixed Assets	109,664,293.41
Total Fixed Assets	109,664,293.41
TOTAL ASSETS	151,149,451.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	165,335.60
Total Accounts Payable	165,335.60
Other Current Liabilities	
200001 · Current Liabilities	

## Midtown Redevelopment Authority

## Balance Sheet

As of September 30, 2020

Sep 30, 20

200005 · Accrued Expenses	2,290.26
201000 · Operating Account Liabilities	-3,432.48
201001 · MIDCORP Kios	24,454.84
202000 · Project Fund Liabilities	18,578.35
204000 · HMAAC NOTE - CURRENT	102,902.00
2103008 · CRI Current Camden	-0.32
200001 · Current Liabilities - Other	13,800.00
Total 200001 · Current Liabilities	158,592.65
2030112 · BBVA Taxable Loan	8,496,562.50
2030113 · BBVA LOAN TAX EXEMPT	4,790,000.00
2103007 · Developer Advances Midtown Park	7,870,302.00
25000 · Retainage Payable (Retainage)	940,796.98
Total Other Current Liabilities	22,256,254.13
Total Current Liabilities	22,421,589.73
Long Term Liabilities	
210000 · Long Term Liabilities	
210044 · Bonds Payable Series 2011	1,940,000.00
210047 · Bonds Payable Series '13	21,990,000.00
210049 · Bond Payable Series '15	9,845,000.00
210050 · Bond Payable Series 2017	37,060,000.00
210058 · Series 2013 BOND PREMIUM	995,316.77
210059 · Series 2015 Bond Prem	610,675.80
210061 · Series 2017 Bond Premium	3,603,949.65
210063 · Series 2020 Bond Premium	2,080,336.10
210064 · Bonds Payable Series 2020	11,085,000.00
2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	1,043,224.79
Total 2103000 · LOANS	1,043,224.79
Total 210000 · Long Term Liabilities	90,253,503.11
Total Long Term Liabilities	90,253,503.11
Total Liabilities	112,675,092.84
Equity	
1110 · Retained Earnings (Retained Earnings)	42,400,943.12
Net Income	-3,926,584.10
Total Equity	38,474,359.02
TOTAL LIABILITIES & EQUITY	151,149,451.86

Midtown Redevelopment Authority

Profit & Loss

July through September 2020

Jul - Sep 20

Ordinary Income/Expense

Income

400000 · Revenue & Support	
400009 · City of Houston Tax Increment	2,668,848.08
400020 · Reimb Off Exp & Staff	154,586.23
400025 · Interest-Debt Service & Reserve	3,119.20
400026 · Interest-Other Bond Funds	3,168.71
400029 · Interest - Affordable Housing	4,938.48
400030 · Interest-Operating Funds	6,378.12
400032 · Other Revenue	0.12
Total 400000 · Revenue & Support	<u>2,841,038.94</u>

Total Income

2,841,038.94

Gross Profit

2,841,038.94

Expense

510000 · INCREMENT PROJECTS/EXPENSE	
510008 · T-0220 Afford Housing Land Bnk	
510013 · T-0220 Affordable Housing Legal	14,600.00
510017 · T-0220 Drainage Fees	3,124.21
512001 · T-0220 Aff Hous Expense	619,891.29
512003 · Operations Center (3117 Emancipation AVE & 3112 St Charles St.)	<u>3,933,965.35</u>
Total 510008 · T-0220 Afford Housing Land Bnk	4,571,580.85
510019 · T-0214 Caroline St	381,491.35
510024 · T-0204 Infrastruc/Street Lights	125.00
510041 · CIP Program Expenses	14,645.00
510043 · T-0234 Parks & Open Space & Mob	15,310.72
510044 · T-0236 Bagby Park	200,593.13
510045 · T-0224 HTC I - Bldg Maintenance	4,839.78
510046 · T-0221 Midtown Pk	97,301.84
510050 · T-0210 Main Street Enhancements	1,064.75
510102 · HMAAC Interest Expense	11,405.43
510400 · KIOS at Bagby Park	10,200.00
510534 · T-0225 Mobility & Pedest Imprv	47,294.16
510700 · Municipal Services Costs	<u>781,263.00</u>
Total 510000 · INCREMENT PROJECTS/EXPENSE	6,137,115.01
550000 · General & Admin. Expense	
550002 · Contract Labor	14,832.00
550003 · Rent Expense (Additional office space)	15,815.00
550004 · Salaries	
550014 · Health Insruance	29,806.44
550015 · AFLAC	816.15
550018 · Life Insurance	72.68
550004 · Salaries - Other	<u>393,885.03</u>
Total 550004 · Salaries	424,580.30
5500047 · Overtime	
550007 · Courier Service	1,723.66
550008 · Office Supply & Expense	45.00
550009 · Misc Exp	89.96
550010 · Telephone & Utilities	
550110 · Cellular Service	548.23
550113 · Drainage fee	1,089.03
550010 · Telephone & Utilities - Other	<u>4,935.32</u>
Total 550010 · Telephone & Utilities	6,572.58
550012 · Postage	290.35



Midtown Redevelopment Authority

Profit & Loss

July through September 2020

Jul - Sep 20

550022 · Bank Charges & Fees	6,506.23
550023 · Trust Expenses	2,840.80
550025 · Professional Services	9,631.25
550026 · Accounting Consultants	6,375.00
550027 · Financial Audit (Audit Services)	31,000.00
550028 · Legal Consultants	24,842.50
550030 · Planning Consultants	75.00
550031 · HTC Bldg Maintenance	583.33
550032 · Engineering Consultants	3,231.25
550034 · Equip Rent & Lease Expense	2,196.70
550036 · Licenses & Fees	-236.00
550037 · Workman's Comp Insurance	1,062.60
550039 · Computers & Repairs & Maint	6,472.50
550044 · Payroll Expense & PR Tax Exp	
550045 · Payroll Fees	5,200.32
550047 · Soc Sec - Medicare	29,277.70
550061 · Public Relations	37,500.00
Total 550000 · General & Admin. Expense	<u>630,508.03</u>
Total Expense	<u>6,767,623.04</u>
Net Ordinary Income	<u>-3,926,584.10</u>
Net Income	<u><u>-3,926,584.10</u></u>

**WF Operating Account 4040**

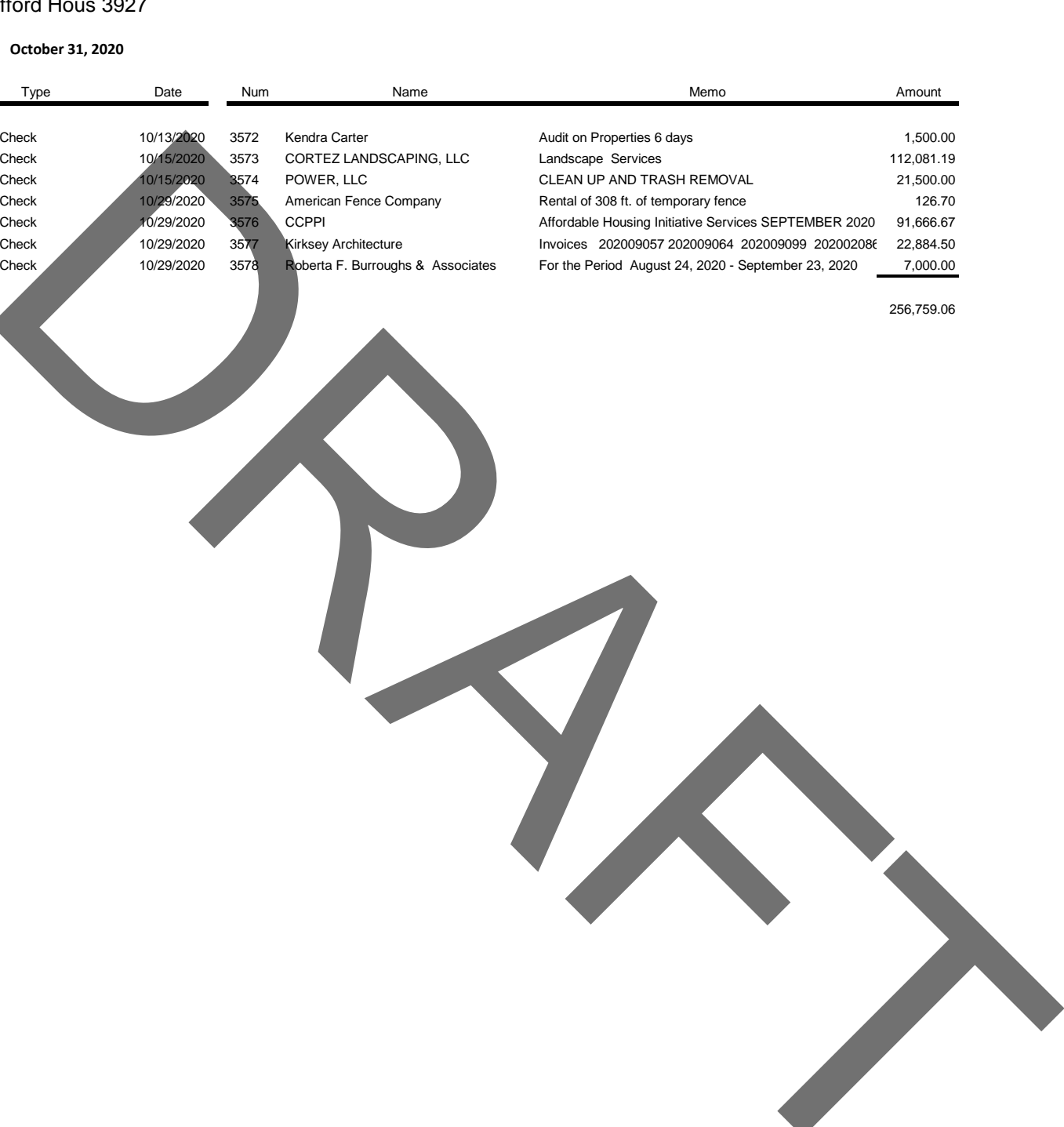
October 30, 2020

Type	Date	Num	Name	Memo	Amount
101001 - Wells Fargo Ope Acctg 64040					
Bill Pmt -Check	10/01/2020	9676	Midtown Scouts Square Property. LP	CONTRACT PARKING OCTOBER 2020	300.00
Bill Pmt -Check	10/01/2020	9677	Equi-Tax, Inc.	MontlyConsultation Service fee peere contract	500.00
Check	10/09/2020	9681	Adame, Araceli M.	FED EX PAYMENT	31.31
Check	10/09/2020	9682	Theresa Gilmore	Toner for SEC Printer	56.18
Bill Pmt -Check	10/13/2020	9684	MBM Financial Corporation	Copier Service	722.30
Bill Pmt -Check	10/27/2020	9685	Bee-Line Delivery Service	Courier Service	555.16
Bill Pmt -Check	10/27/2020	9686	BEGA North America	1 B77929/BLK/K4/6 POLE TOP LUMINAIRE LED	77,038.50
Bill Pmt -Check	10/27/2020	9687	Bracewell LLP	Legal Services	32,566.87
Bill Pmt -Check	10/27/2020	9688	Carl Riggs & Ingram, LLC	Accounting Services	17,000.00
Bill Pmt -Check	10/27/2020	9689	CenterPoint Energy	CAROLINE STREET	96,822.00
Bill Pmt -Check	10/27/2020	9690	FTG TEXAS	CANNON/IR-C5250	382.00
Bill Pmt -Check	10/27/2020	9691	FWRA	PFIA Trainging reimbursement for FWRA was paid to	480.00
Bill Pmt -Check	10/27/2020	9692	Goode Systems & Consulting, Inc.	IT SERVICES MARLON M	1,786.00
Bill Pmt -Check	10/27/2020	9693	HX Houston Exponential	OCTOBER 2020 Rent	7,645.00
Bill Pmt -Check	10/27/2020	9694	IDS Engineering Group	PROJECT 117400512 Bagby Park Renovations	5,480.81
Bill Pmt -Check	10/27/2020	9695	Jerdon Enterprises, L.P.	Bagby Park Storage Building and Renovations	43,781.89
Bill Pmt -Check	10/27/2020	9696	KCI Technologies	Job No. 2321-001- (E71133207) Caroline Street	59,034.35
Bill Pmt -Check	10/27/2020	9697	Maya Itutu Ford-Belgrave D/B/A Ford Mom	FM GENERAL SERVICES:COMMS CONSULTING	4,950.00
Bill Pmt -Check	10/27/2020	9698	NEVA Corporation	Monthly Air Conditioner Service	1,000.00
Bill Pmt -Check	10/27/2020	9699	One World Strategy Group, LLC	Public Affairs	12,500.00
Bill Pmt -Check	10/27/2020	9700	Pitney Bowes Global Financial Services LL	Postage Lease	32.00
Bill Pmt -Check	10/27/2020	9701	The Goodman Corporation	Professional Engineers	4,147.06
Bill Pmt -Check	10/27/2020	9702	ThyssenKrupp Elevator	Elevator Service	574.85
Bill Pmt -Check	10/27/2020	9703	TLC Engineering, Inc.	CAROLINE STREET	17,850.00
Bill Pmt -Check	10/27/2020	9704	Walter P. Moore	Professional Engineers	15,343.75
Bill Pmt -Check	10/27/2020	9705	WILLIAMS SCOTSMAN, INC	40x8 Container 09-01-2020 thru 09-30-2020	226.68
Bill Pmt -Check	10/27/2020	9706	Wulfe & Co.	Consulting for Bagby Park and Midown Park 2020	3,400.00
					404,206.71

WF Afford Hous 3927

October 31, 2020

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	10/13/2020	3572	Kendra Carter	Audit on Properties 6 days	1,500.00
Bill Pmt -Check	10/15/2020	3573	CORTEZ LANDSCAPING, LLC	Landscape Services	112,081.19
Bill Pmt -Check	10/15/2020	3574	POWER, LLC	CLEAN UP AND TRASH REMOVAL	21,500.00
Bill Pmt -Check	10/29/2020	3575	American Fence Company	Rental of 308 ft. of temporary fence	126.70
Bill Pmt -Check	10/29/2020	3576	CCPPI	Affordable Housing Initiative Services SEPTEMBER 2020	91,666.67
Bill Pmt -Check	10/29/2020	3577	Kirksey Architecture	Invoices 202009057 202009064 202009099 202002086	22,884.50
Bill Pmt -Check	10/29/2020	3578	Roberta F. Burroughs & Associates	For the Period August 24, 2020 - September 23, 2020	7,000.00
TOTAL					256,759.06



Midtown Redevelopment Authority  
 Bond & Project Fund Expenses & Balances  
 Saturday, October 31, 2020

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LOGIC	Ending Balance
422885 Pledge Reserve Funds 422896	42,059.30					42,059.30
422896 Debt Service US Treasury Money Market Funds	7,655,705.31					7,655,705.31
422897 Reserve Fund Money Mkt	45.06					45.06
105324 - TexStar Debt Res Fnd MM 1023 (Debt Reserve Fur	7,428,010.23					7,428,010.23
422919 Austin Park Maint.(2001 Series) US Treasury Mon	3,582.05					3,582.05
LOGIC 2017 AFFORDABLE HOUSING (Trust Account)	2,055,244.42					2,055,244.42
LOGIC 2017 Project Funds	3,078,698.57					3,078,698.57
443264 2011 Escrow 1998 2001	9.99					9.99
						<b>TOTALS</b>
						<b>20,263,354.93</b>

DRAFT

ATTACHMENT B

Form of Work Order

WORK ORDER NO. 001 Ext 09

This Work Order No. 001 Ext 09 (this "Work Order") is issued subject to and is governed by that certain professional services agreement between Midtown and Consultant dated as of November 16, 2010 (the "PSA").

Work Order Date: October 5, 2020

Consultant: IDS Engineering Group

Type of Compensation: Cost Plus, Time & Materials, Firm Fixed Price, Lump Sum (Circle and set forth price if Firm Fixed Price or Lump Sum)

Compensation: \$75,000

Location of Services: Midtown District

Description of Services: Scope of Services as described in Article 1 of the PSA dated November 16, 2010.

Schedule Requirements: Commencement of Services: 10-29-2020  
Completion of Services: 10-29-2021 (estimated)

**Midtown:**  
  
MIDTOWN REDEVELOPMENT  
AUTHORITY

**Consultant:**  
  
IDS ENGINEERING GROUP

By: \_\_\_\_\_

By: Timothy E. Buscha

Mathias T. Thibodeaux  
Executive Director  
Printed Name and Title

Timothy E. Buscha, P.E.  
President  
Printed Name and Title

\_\_\_\_\_  
Date

October 5, 2020  
Date

\\HOUVFS3\Projects\1100\117400513 Midtown PSA WO No 001 Ext 08\PM\010 Proposal\WO#001\_Ext 09\2020-10-02\_WO#001\_Ext 09.docx

Scope of Services – Midtown Redevelopment Authority PSA Work Order Extension:

IDS will perform professional engineering and surveying services and/or retain specialty subconsultant services to provide hourly general consultation services for civil engineering tasks for technical reviews, planning, data gathering, coordination with other consultants, studying of development opportunities to support present and future plans adopted by the Midtown TIRZ, development of Graphic Information System (GIS) deliverables, field surveys or boundary determinations, and attendance of meetings as requested by Midtown staff. This level of funding is based upon anticipated needs of the TIRZ during the upcoming 12-month period. Engineering services currently identified include coordination and construction oversight for projects being completed by City of Houston within the Midtown TIRZ.

Invoicing for these services will be consistent with our past standard practice of hourly charges for the general consultation services listed above. From time to time under the PSA Work Orders we are requested to perform specific engineering or survey assignments, for such assignments a separate scope is typically prepared and the fee is based upon an agreed to lump sum amount under this work order or as assigned a new work order. Our current hourly rate table is attached.

The estimated breakdown of fee allocation for Work Order #1, Ext 09 is as follows:

\$66,000 Engineering/ General Services  
(Hourly or Lump Sum per Task)

\$ 4,000 GIS Support Services

\$ 4,000 Survey Services

\$ 1,000 Reimbursable Expenses

**\$75,000 Total**



**midtown**  
HOUSTON

**Rice Management Company  
Presentation**



# THE ION & INNOVATION DISTRICT

Presentation to MRA Board | October 29, 2020



# Who We Are

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## Rice Management Company Mission

Rice Management Company supports the Rice University mission through enlightened stewardship of the University's financial resources.



**Ryan LeVasseur**  
Managing Director, Direct Real Estate



**Sam Dike**  
Manager, Strategic Initiatives

# Project Overview

# The Ion and Innovation District are building on the impressive investments and growth in Midtown.



## Midtown's Investment

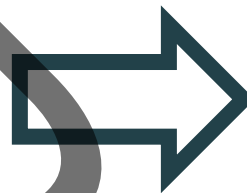
- Activation & events
- Enhanced walkability
- New public open space and amenities
- Affordable housing
- Urban design standards

# RMC is a committed partner to the City, MRA, and local community.

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Partner since project conception



Patient capital and long-term investment horizon



Commitment to be a positive community partner

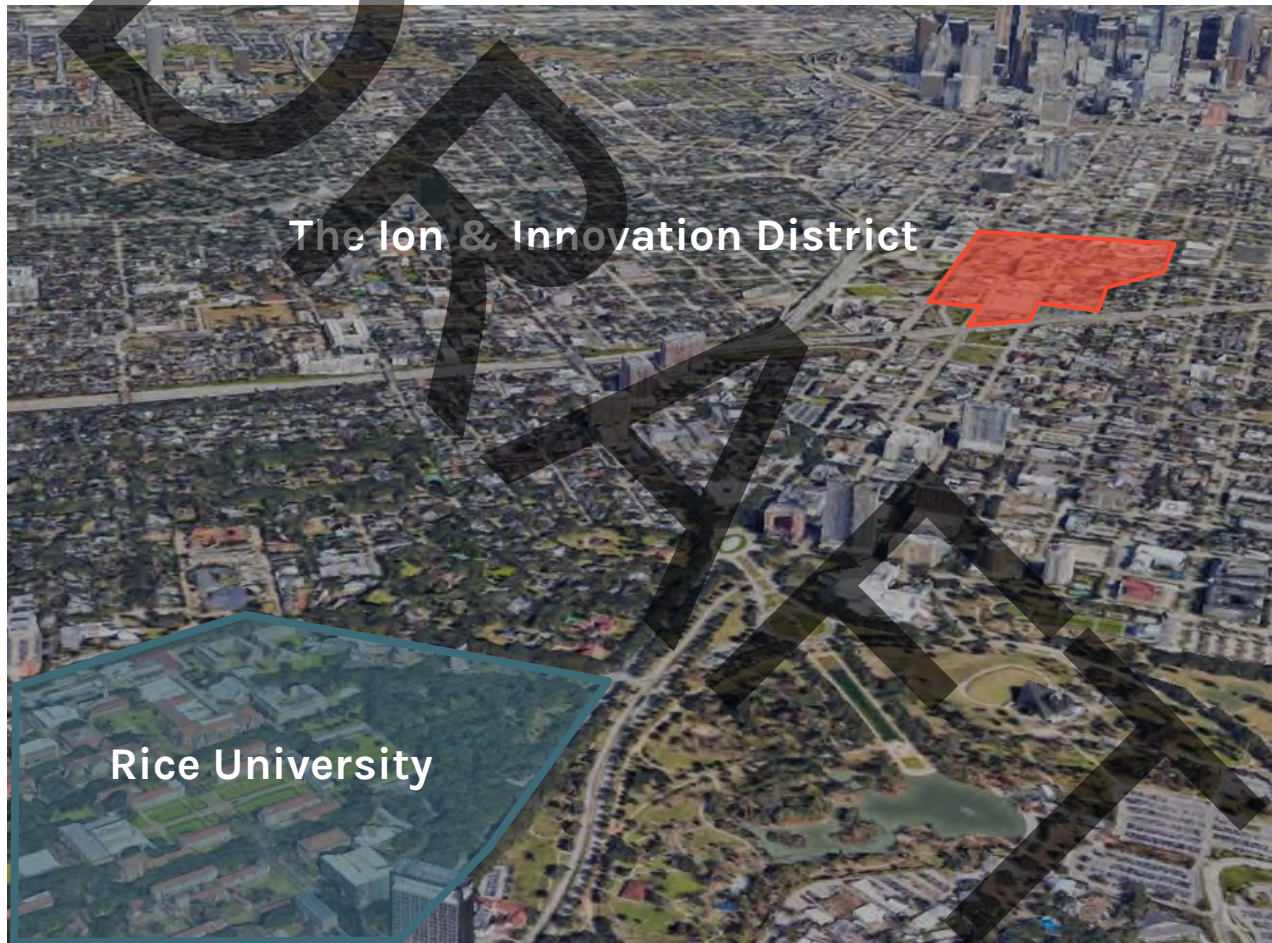


"The Ion, with Rice University's stewardship, represents the best of our vision for the future of Houston – one where a kid like me from Acres Homes grows up with **access to the opportunities that innovation and technology represent.**"

- Mayor Sylvester Turner

RMC is committed to stewarding this important investment for Houston.

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# The Ion and Innovation District will activate 16 acres in Midtown.

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## The Ion



**280,000 SF**

*Innovation hub opening early 2021*

## The Innovation District



**3-5M SF**

*Mixed-use multi-phase development*

The site provides the opportunity to create a district, with double-size blocks and enhanced connections.



# The Ion construction is on pace to complete in early 2021.





# The adjacency of office and community spaces will be important to growing a diverse tech ecosystem.



# Education, training, and programming will connect community and industry.



HOP ARCHITECTS PC. ALL RIGHTS RESERVED. James Carpenter Design Associates Inc

# The Innovation District will transform the southern end of Midtown.



## INNOVATION DISTRICT

- Diversity of uses
- 24/7 activation
- Interlacing open spaces
- Walkable neighborhood
- Flexible workspaces
- Housing options

# Visioning for the District prioritizes the public realm, ground floor, and connectivity.

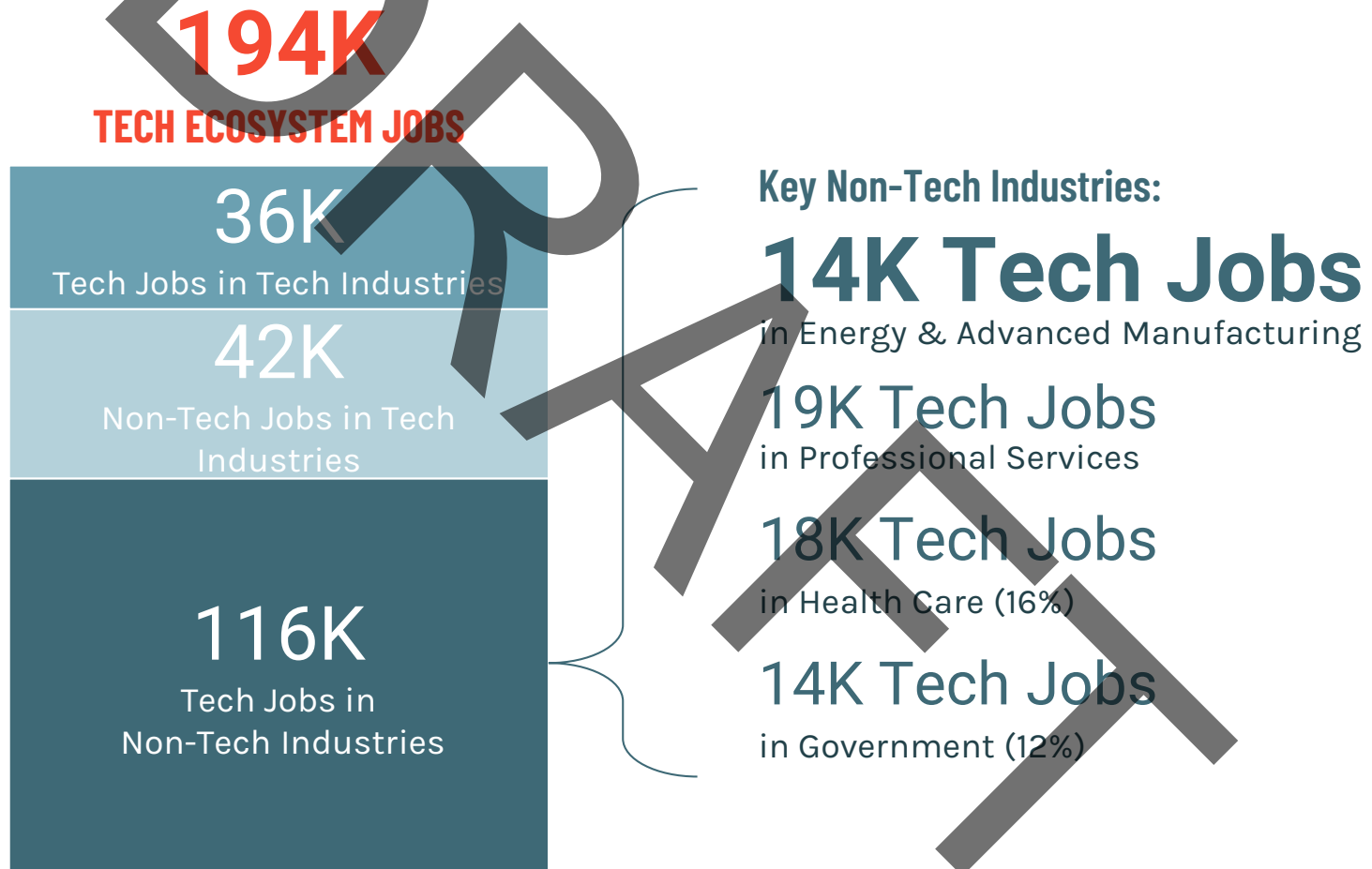


# Visioning for the District prioritizes the public realm, ground floor, and connectivity.



# The vision is rooted in creating a foundation for opportunity for all of Houston.

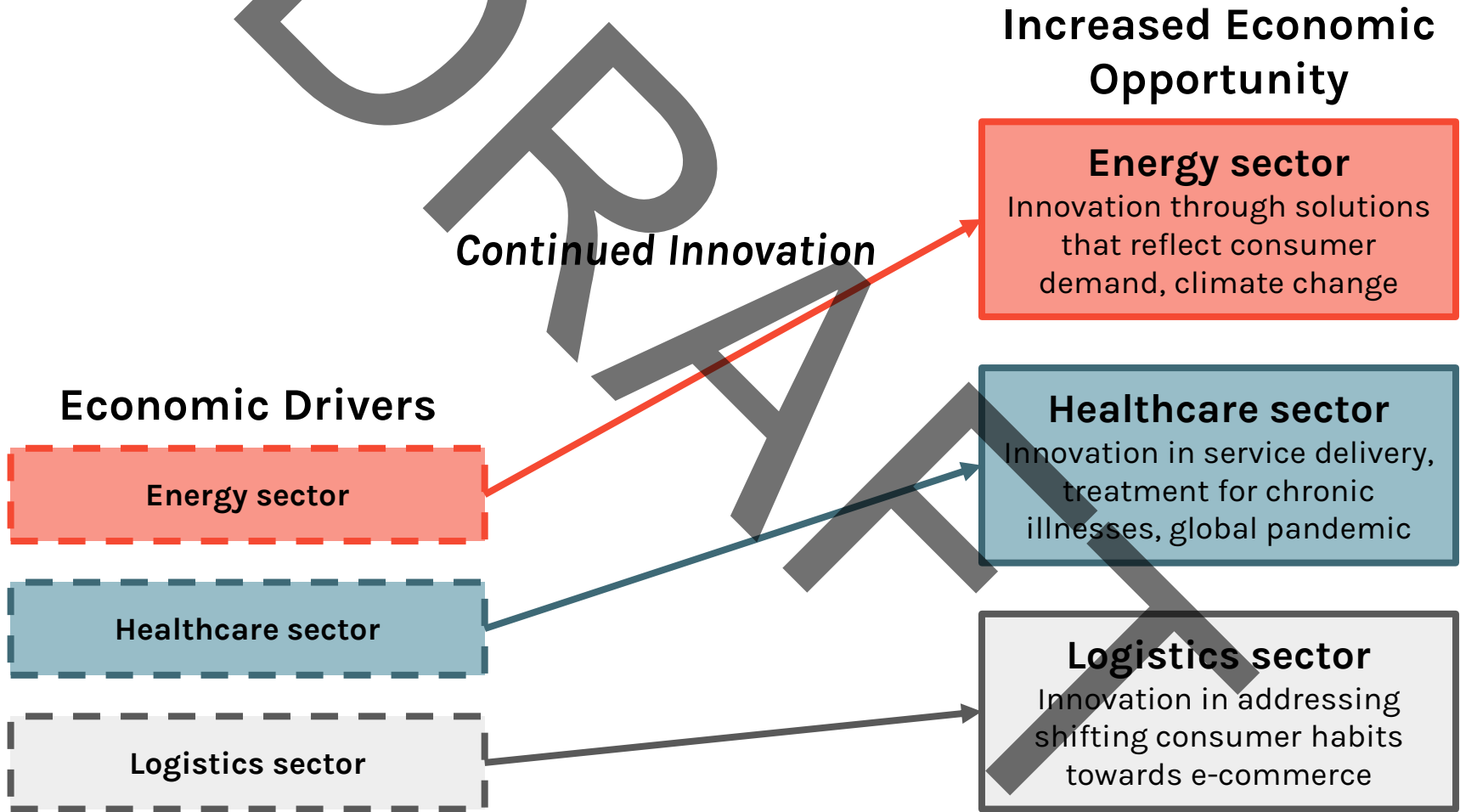
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Source: HR&A Analysis of 2018 EMSI data.

# Innovation breeds increased opportunity. Marginalized communities must benefit from this activity.

---



# The District will house jobs accessible to a range of education levels and skill-sets.

## Tech Jobs in Tech Industries



Software Developer at PROS



Aerospace Engineer at NASA



Systems Manager at Snapstream

## Non-Tech Jobs in Tech Industries



Communications Analyst at Gene by Gene



HR Specialist at Expedia



Sales Director at Microsoft

## Tech Jobs in Non-Tech Industries



Animator at Target



Broadcast Technician at KHOU



IT Technician at Chevron



# RMC is partnering with best-in-class service providers, institutions, and sponsors.



# RMC is committed to creating opportunities that overcome barriers to MWBE participation.

---

## 1. New Opportunities

Expand opportunities for Minority and Women owned Business (MWBE) participation through project development and construction, operations and maintenance, professional services, programming connections to resources and industry collaborations, and restaurant and retail leasing.

## 2. Capacity Building

Encourage and develop programs that build MWBE capacity to participate in additional opportunities.

## 3. Existing Opportunities

Promote access to the economic opportunities that already exist.

# RMC's investment will create significant value and job opportunities in Midtown.

---

**\$1B**

Investment in Midtown

**9,000**

Jobs generated by construction of the District

**\$370M**

Incremental property tax revenue

**12,500**

Ongoing jobs supported onsite at the District

**\$220M**

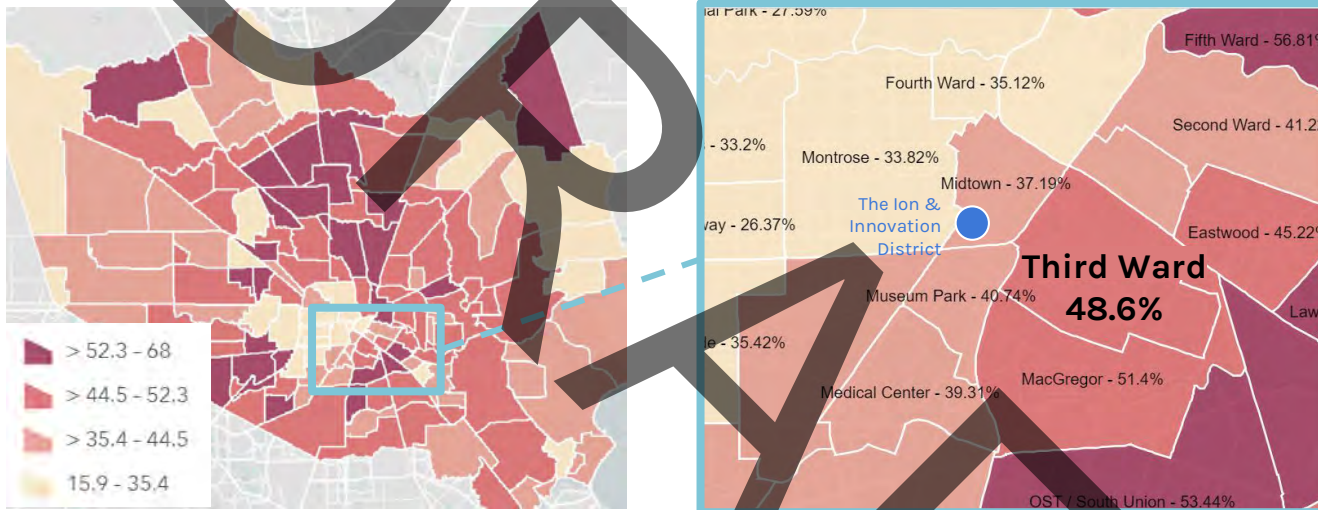
City of Houston

**\$150M**

Harris County

# The District will create significant value to support MRA housing affordability efforts.

% Renters Paying more than 30% of Household Income on Housing Cost



**\$75M**

Tax increment towards  
affordable housing

Source: Kinder Institute HCDC Dashboard

# Infrastructure Investment

# Achieving the vision requires investment in public infrastructure.



Investment Category	\$
Public Realm	~\$9M
Public Right of Way	~\$24M
Utilities	~\$13M
Community and Educational Facilities (Ion)	~\$10M
Education & Cultural Facilities (District)	~\$20M
Subtotal	~\$76M
Public District Parking Garage	~\$54M
<b>Total</b>	<b>~\$130M</b>

# Public Space

**Investment: \$9M**

## To Include:

- 1.5 acres of active plazas and laneways.
- Vibrant landscape with space for events and programmings, fronted by active ground floor uses.



# Public Right of Way

## Investment: \$24M

### Signalized Intersections

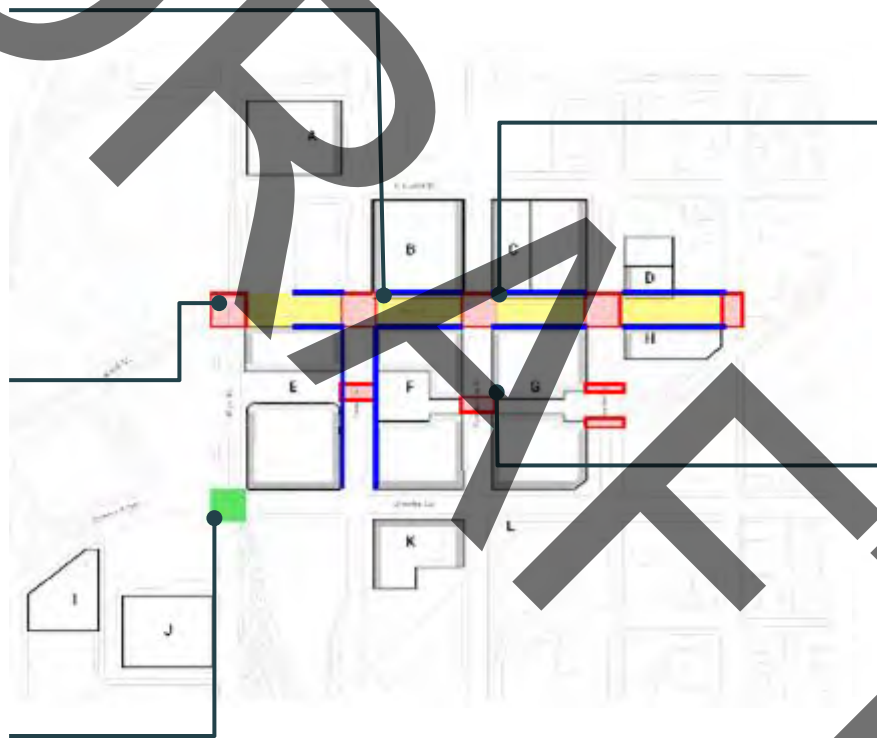
Installation of pedestrian crossing signals at key intersections

### Intersection Tabletopping

Raising of pavement at 5 intersections along Eagle Street to sidewalk level

### Sidewalk Widening

Widening of sidewalk on Wheeler Street, from Main Street to San Jacinto Street



### Bulb-Outs

Addition of rounded bulb-outs at street corners, on both sides of street.

### New Pedestrian Crossings

Installation of crosswalks at 5 locations throughout the district



# Utilities

**Investment: \$13M**



## To Include:

- Stormwater infrastructure
- Wastewater infrastructure
- Digital infrastructure
- Power line burial



# Ion Educational Spaces

**Investment: \$10M**

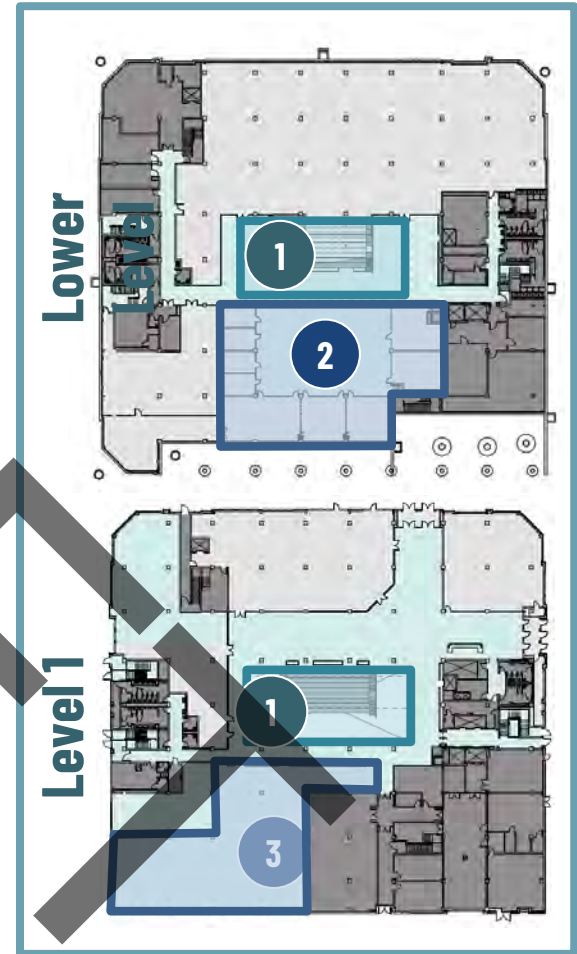
**1 Forum Stairs**  
6,000 SF



**2 Academic Area**  
10,000 SF



**3 Prototyping Lab**  
8,000 SF



# Educational/Cultural Spaces

---

## Investment: \$20M

- Community meeting space
- Art gallery/performance spaces
- Community services
- Classrooms



**Joffrey Ballet Company, Chicago**



**Pershing Square Signature Theater, NYC**

# Public District Parking

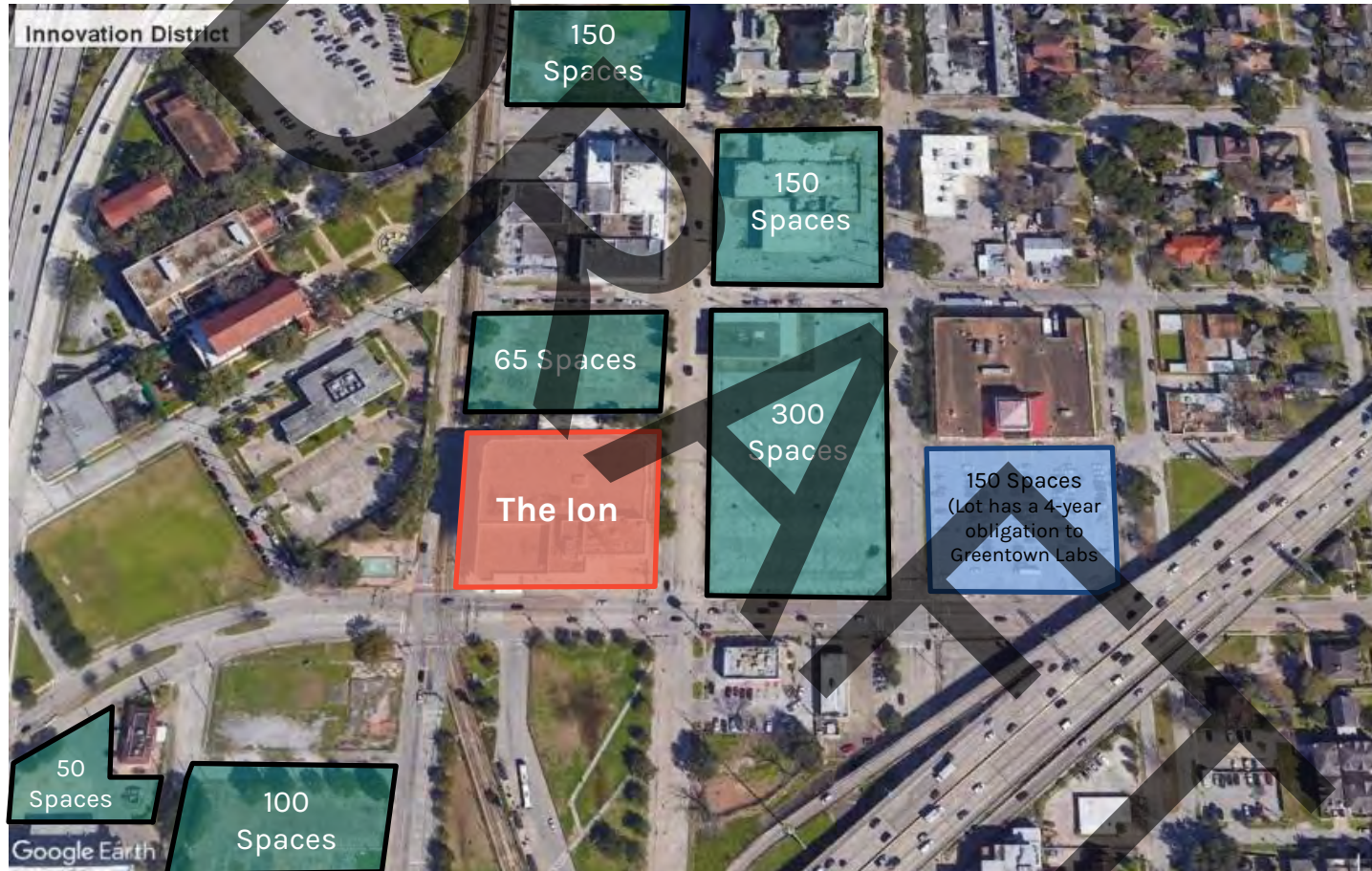
**Investment: \$54M**



## To serve:

- Office workers
- Outdoor event attendees
- Ion programming attendees
- Retail customers
- Cultural facility visitors
- Area residents
- Other area visitors

**Public Garage:** The innovative district parking approach frees up land for vertical development and the vast majority of the District's incremental tax revenue generation.



# Tax Incremental Reimbursement

# Infrastructure: RMC requests a portion of tax increment to reimburse costs over time.

RMC seeks access to **50% of annual increment** created from development on RMC property for reimbursement of \$75M in developer-funded infrastructure.

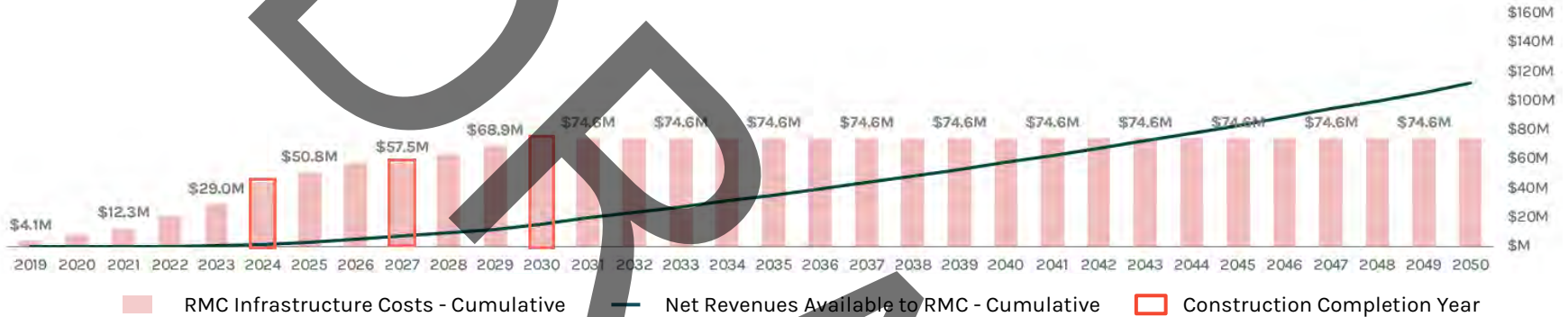
On-Site Increment (City of Houston taxes)	Through 2050
Total Projected On-Site Increment	\$223M
Total Available On-Site Increment <i>(Net Affordable Housing Set-aside)</i>	\$149M
	x 50%
Increment for Reimbursement	\$75M

**33%**

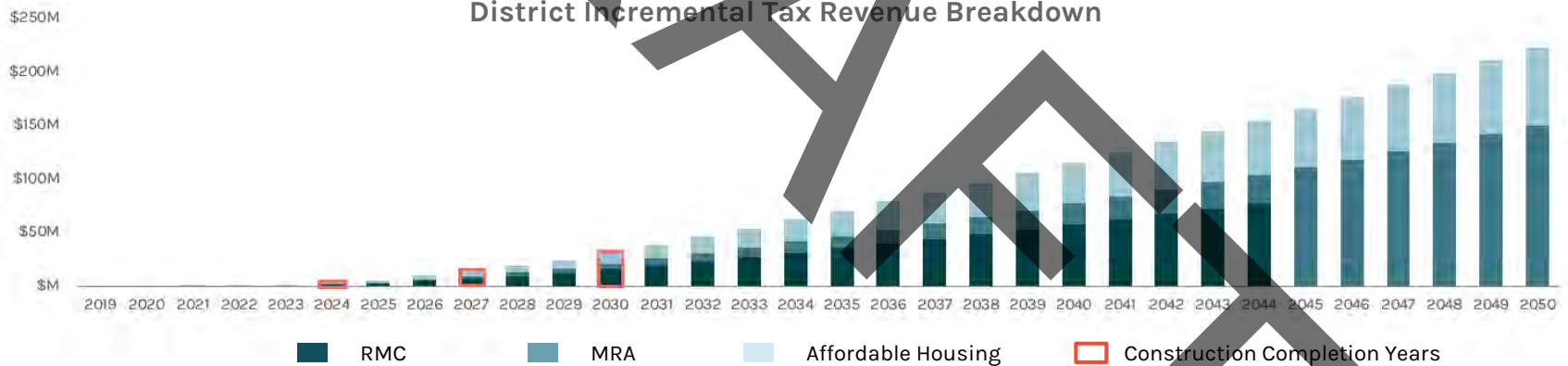
*Cost reimbursement as % of total projected increment through 2050*

# Infrastructure: RMC will proactively invest in infrastructure as phased development occurs.

District Infrastructure Costs and Incremental Tax Revenues



District Incremental Tax Revenue Breakdown



RMC supports the extension of the Midtown TIRZ through 2050 to allow for TIRZ participation in this transformative effort for Midtown, surrounding neighborhoods, and the City



# RMC's stewardship of the Innovation District will build on the MRA's established goals for Midtown.

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## MRA Redevelopment Plan Concepts and Goals As per the latest MRA Project Plan

Catalyze development of blighted properties

Redevelop open space, parks, plazas

Enhance public infrastructure

Promote diverse mixed-use neighborhoods

Create expanded parking facilities

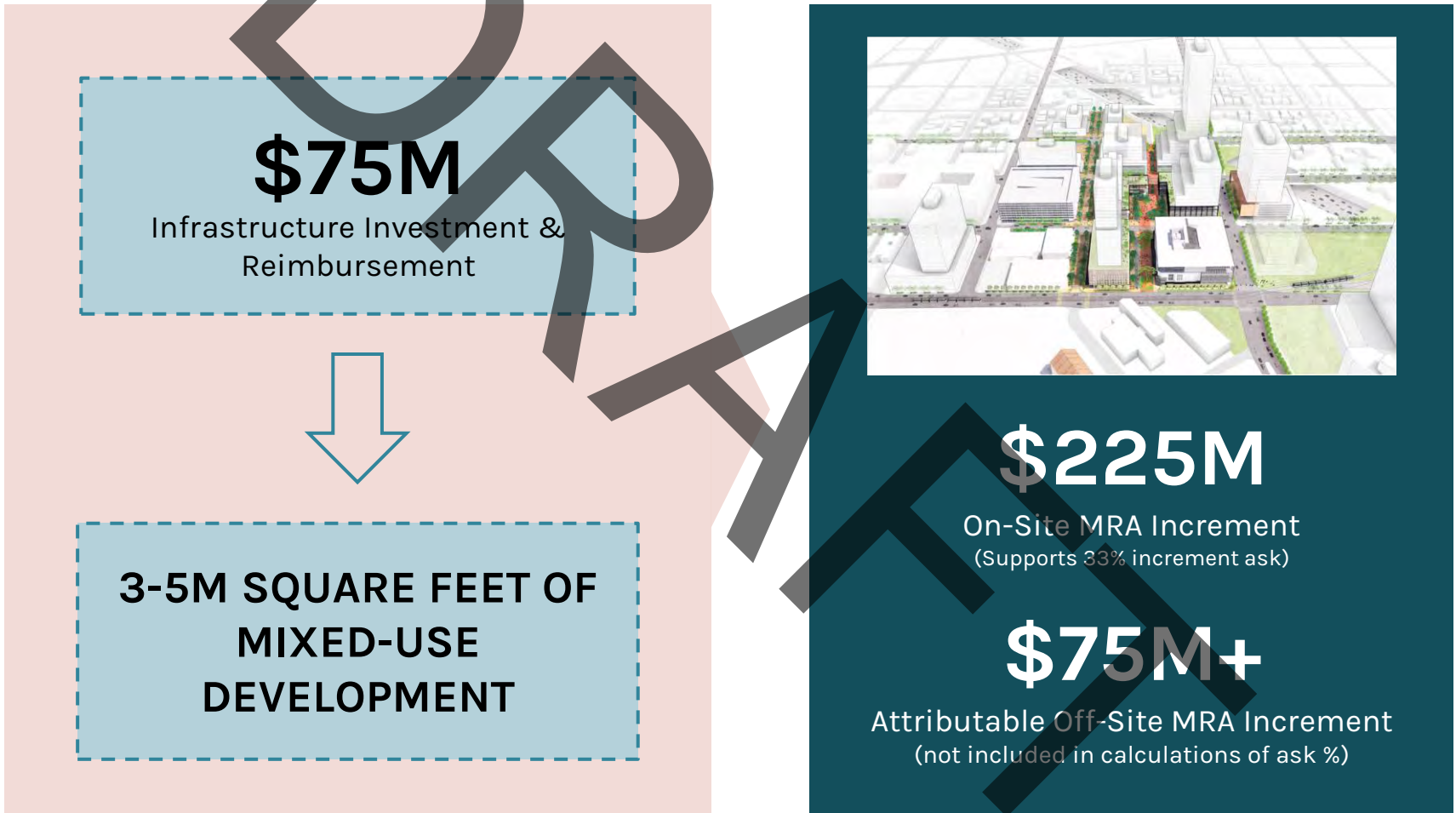
Create transit-accessible and sustainable affordable housing

Support cultural facilities

## Ion and Innovation District Alignment

	✓
	✓
	✓
	✓
	✓
	✓
	✓

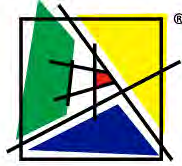
We look forward to continuing good faith discussions towards a RMC/Midtown partnership.





# THE ION & INNOVATION DISTRICT

Presentation to MRA Board | October 29, 2020



**midtown**  
HOUSTON

**Mitown TIRZ Project Plan and  
Reinvestment Zone Financing  
Plan, Annexation, Amendment and  
Extension of Zone**

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO  
CITY OF HOUSTON, TEXAS**

**SEVENTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

October 26, 2020

REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS

Part H – Seventh Amended Project Plan and Reinvestment Zone Financing Plan

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Map 1 – Proposed Annexation - Operations Center

Map 2 – Proposed Annexation - LULAC 60 Clubhouse

Exhibit 1 – Project Costs Schedule

Exhibit 2 – Transfer Schedule – All Entities

Exhibit 3A – Revenue Schedule – City of Houston (Original Area + 1995 Annex)

Exhibit 3B – Revenue Schedule – City of Houston (1999 Annexed Area)

Exhibit 3C – Revenue Schedule – City of Houston (2009 Annexed Area)

Exhibit 3D – Revenue Schedule – City of Houston (2015 Annexed Area)

Exhibit 3E – Revenue Schedule – City of Houston (2020 Annexed Area)

Exhibit 4A – Revenue Schedule – Houston Independent School District (Original Area + 1995 Annex)

Exhibit 4B – Revenue Schedule – Houston Independent School District (1999 Annexed Area)

Exhibit 5A – Revenue Schedule – Houston Community College (Original Area + 1995 Annexed Area)

Exhibit 5B – Revenue Schedule – Houston Community College (1999 Annexed Area)

Exhibit 6 – Boundary Description

**REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS**  
**Seventh Amended Project Plan and Reinvestment Zone Financing Plan**

**Introduction**

The Reinvestment Zone Number Two, City of Houston, Texas, (“T.I.R.Z. #2,” “Midtown,” or the “Zone”) was created by the City Council of the City of Houston, Texas (“City”) on December 14, 1994, by Ordinance No. 94-1345 and enlarged by Ordinance No. 95-1322 and subsequent ordinances as described herein. The primary goals of the Zone are to provide a source of funding through tax increments generated by redevelopment to eliminate the blight and substandard conditions existing in the Zone and provide a way to remediate unsafe and unsanitary conditions in the Zone, and encourage the sound growth of the residential, retail, and commercial sectors in the Zone through the design and construction of improved streets, streetscape enhancements, pedestrian amenities, public utility system upgrades, parkland improvements, public infrastructure, and historic preservation of the various buildings designated as historic structures.

**Section One**

The Part A & B Plan

In May 1997 the City approved Midtown’s initial Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 97-600, as amended on October 22, 1997, by Ordinance No. 97-1338 (collectively, “Part A & B Plan”). The Part A & B Plan consisted of a comprehensive plan for redevelopment in the Zone with project costs consisting of the following categories: housing; historic preservation; park acquisition; park and gateway development; existing park development; bike paths; streets, alleys and utilities; plazas along Main Street; demolition; security enhancements; pedestrian pathways; streetscapes along major streets, including Westheimer/Elgin and Alabama; and Main Street improvements.

The Part C Plan

In August 1999, the City approved the second amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part C Plan”) by Ordinance No. 99-850. The Part C Plan addressed the addition of approximately 153 acres to the Zone and increased the project costs of the Zone to \$434,622,411. The Part C Plan restated and affirmed the goals and objectives included in the Part A and B Plan.

The Part D Plan

In December 2009, the City approved a third amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part D Plan”) by Ordinance No. 2009-1395, which approved the Part D Plan, and approved the enlargement of the Zone by Ordinance No. 2009-1396. The Part D Plan designated a Cultural and Tourism District, composed of the then-existing boundaries of the Zone, and addressed the annexation of additional acres to the south of the Zone. The Part D Plan authorized use of Chapter 380, Texas Local Government Code, to provide grants (“Chapter 380 Grants”) to cultural facilities to enhance and continue the vitality of existing cultural facilities in the Zone and promote the creation of new cultural facilities to promote economic development within the Zone. The Part D Plan also authorized the creation of additional economic development programs for developing or expanding growth of the Zone’s tax base, transportation, business, commerce and tourism activities that would provide for public

infrastructure improvements, parking facilities, and the establishment or promotion of public facilities. The Part D Plan restated and affirmed the goals and objectives included in the Part A, B and C Plans.

#### The Part E Plan

In June 2011, the City approved the fourth amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part E Plan”) by Ordinance No. 2011-534. The Part E Plan extended the duration of the Zone to December 31, 2033, and updated the revenue schedule and project costs to reflect the extended duration and the participation of the Houston Community College in the Zone. The Part E Plan restated and affirmed the goals and objectives included in the Part A, B, C and D Plans.

#### The Part F Plan

In July 2013, the City approved the fifth amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part F Plan”) by Ordinance No. 2013-638. The Part F Plan consisted of and updated the revenue schedule and project costs to reflect anticipated use of expenditures for the renewal, replacement, maintenance, and operation for capital project costs of the Zone. The Part F Plan restated and affirmed the goals and objectives included in the Part A, B, C, D and E Plans.

#### The Part G Plan

The City approved the sixth amendment to the Project Plan and Reinvestment Zone Financing Plan (“Part G Plan”) by Ordinance No. 2015-1001. The Part G Plan provided for the annexation of approximately 88.42 acres and 60+ city blocks, and increased Zone project costs by \$99,764,745. The Part G Plan also extended the life of the Zone until the Year 2040. The Part G Plan restated and affirmed the goals and objectives included in the Part A, B, C, D, E and F Plans.

### **Section Two**

#### The Part H Plan

The Zone and the City now propose the seventh amendment to the Project Plan and Finance Plan (Part H). The Part H Plan consists of (i) a summary of the redevelopment efforts of the Zone; (ii) a restatement of the Zone’s redevelopment goals for the Zone, (iii) the reallocation of the Zone’s project cost categories and allocations to align with the current goals and objectives of the Zone, (vi) annexations of certain properties as reflected on Maps 1 and 2, and (v) the anticipated use of expenditures for the renewal, replacement, maintenance, and operation of capital projects of the Zone.

The Part H Plan provides for the annexation and funding of the Affordable Housing Operations Center and the LULAC 60 Clubhouse located at 3004 Bagby. The Affordable Housing Operations Center will be a mixed-use facility that will serve as a hub for addressing affordable housing initiatives and community needs in the area. The center will include ground level retail and space for not for profit entities, governmental departments and other entities that support affordable housing and economic development. The Operations Center is part of an overall master plan that will include twenty affordable housing units onsite, the inducement of affordable housing units offsite and a parking garage. Plans for this site and the surrounding area compliment the City’s complete community’s initiative in the Third Ward and the ongoing affordable housing initiatives of the Zone and the OST/Almeda Redevelopment Authority. The Operations Center also supports the Affordable Housing Plan the Zone has in place, whereby land acquired by the Midtown Redevelopment Authority is provided at nominal cost to housing



sponsors with the intent of providing affordable housing options to low and moderate income households. The LULAC 60 Clubhouse is a historic site that was designated as a National Treasure by the National Trust for Historic Preservation in 2018. Preservation and restoration of the site, as well finding an appropriate use for it, is a primary goal for LULAC.

The Part H Plan also provides for the extension of the life of the Zone for an additional 10 years, allowing adequate time for project improvements to occur, and increases Zone project costs by \$376 million to facilitate, or undertake the acquisition, construction, improvement, and/or investment in the following: (i) creation or improvement of greenspace and parkland to support and induce the construction and development of urban, pedestrian oriented mixed use development, (ii) improvements associated with the I-45 project including the cap parks, Pierce Elevated redevelopment, and SH288/I59 bridge enhancements; (iii) utility upgrades, street improvements, pedestrian enhancements and streetscape improvements; (iv) drainage and stormwater management improvements in the southeast area of Midtown (v) the acquisition, construction, and improvement of certain public infrastructure, the provision of facilities for community development, including infrastructure and facilities to stimulate the development of affordable housing in areas within the City; (vi) acquisition, improvement, remediation and/or restoration of historic buildings in the Zone and (vii) the support of initiatives to enhance mobility (in all forms, e.g., pedestrian, bike, car, mass transit, etc.). This amendment furthers the Zone's stated mission in respect to inducing urban, mixed use development, infrastructure improvements, and supporting affordable housing initiatives. These goals are consistent with prior amendments; therefore, the Part H plan incorporates and restates and affirms the goals and objectives included in the Part A, B, C, D, E, F and G plans.

#### **A. Summary of Redevelopment Efforts**

Significant redevelopment and reinvestment has occurred in Midtown since its inception. With the increased demand for urban living, especially along transit corridors and near centers of employment, Midtown is continuing to induce and nurture private investment and mixed use development.

While the initial wave of development in Midtown occurred in the northwest quadrant and east central quadrant of the Zone (just outside of a common 5-minute walking distance from mass transit), new development opportunities are emerging around the McGowen Station, HCC/Ensemble Station, Wheeler Station and along the cultural district corridors (Main, Fannin, and San Jacinto Streets).

Public improvements over the past several years, including the development of Midtown and Bagby Parks and streetscape improvements along Holman, Main and Bagby Streets, have continued to spur development of mixed use residential, commercial and public/cultural facilities. Today, Midtown's redevelopment efforts continue to include roadway and streetscape improvements to Brazos and Caroline Streets. Park enhancements are underway at Bagby Park and improvements are being made to the Entry Plaza at Midtown Park. These improvements continue to foster new development and investment within the area. With respect to affordable housing, Midtown continues to engage with other non-profit and for-profit developers in a variety of affordable housing initiatives.

Over the years, the Zone boundaries have expanded, allowing Midtown to continue public improvements in neighboring areas while encouraging urban, mixed use development, provide

affordable housing, and support cultural facilities. The boundary was expanded in 1999 and in 2009, to include adjacent properties and roadways. In 2015, the Zone was expanded to include the area known as the Museum District allowing Midtown to fully develop the Main Street corridor and unite the cultural institutions of the area through enhanced infrastructure. As public improvements are planned for along other corridors and destinations within the Zone, Midtown's redevelopment efforts will continue to expand. The link between public improvements and redevelopment opportunities is evidenced by the development, demand, and lease rates of commercial office buildings and mid-rise housing around areas of existing and proposed public improvements.

As Midtown continues to create a place of enhanced quality of life, the Project Plan is focused on creating pedestrian-oriented and walkable complete streets; utilities and infrastructure; parks and plaza spaces; support of cultural facilities; district portals; enhanced parking; and overall safety and comfort in the public domain. Improving these elements will assist in making Midtown a destination for development.

## **B. Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part H Plan restate the prior redevelopment concepts and goals, and are updated based on the results of the Zone's redevelopment efforts. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part H Plan, the concepts and goals outlined below control.

**Targeted real estate acquisitions of blighted properties in certain areas of the Zone, including the Main Street Corridor, in order to catalyze development throughout the Zone and utilize the benefits of mass transit.**

Targeted real estate acquisitions of blighted properties spur redevelopment in the Zone. The Part A Plan envisioned Main Street as the focus area of activities. In practice, however, since Main Street itself is limited by the practicalities of on-street light rail and the limited availability of parking, the streets intersecting and parallel to Main Street have benefited. The Main Street Corridor, consisting of not only Main Street, but also Travis Street and Fannin Street running parallel thereto, is a vital set of arteries through the Zone with various development efforts planned. The Zone acquired material tracts along the Main Street Corridor, including the parcels of land that comprise the Midtown Park (a.k.a. Superblock Park), which is a focal point for the Main Street Corridor and consists of a 3-acre urban park with retail sites and a subterranean parking garage with over 350 spaces. The Zone also acquired the land and improvements in the northern and southern quadrant of Main Street, which represents approximately 100,000 square feet of property along the Main Street Corridor. These acquisitions on the northern and southern portions of the Main Street Corridor are expected to stimulate surrounding redevelopment.

The Zone will continue to work to develop the central, northern and southern nodes of the Main Street Corridor by utilizing already-owned properties, targeted acquisitions of additional property or inducing other complementary projects all of which will be linked by the light rail and other amenities. Increased residential density and commercial uses along the Main Street Corridor promote increased access to the light rail and in turn ridership. Accordingly, the Zone plans to leverage federal transportation grants to improve public infrastructure in and around

the Main Street Corridor and for development of parking facilities for light rail users. The 2015 annexation, allowed Midtown to partner with stakeholders to develop and implement a consistent aesthetic for the entire length of the Main Street corridor that serves as an increasingly important urban residential area between the two largest employment centers in Houston, downtown and the Texas Medical Center, as well as the Museum District, the largest tourist attraction in the city, all linked by METRO Rail.

Like Main Street, Fannin and San Jacinto Streets offer the opportunity to stimulate smart growth throughout the Zone, including the Museum District. Through targeted public infrastructure investments (including sidewalks, streetscape, and greenspace) the Zone seeks to enhance pedestrian mobility by creating opportunities for a modern transportation system that accommodates all forms of transportation (mass transit, car transit, pedestrian, and bike transit). These improvements will also enhance the Museum District as a tourist attraction by providing seamless interconnectivity between cultural institutions. Property acquisition in and around the Zone will enable the design and construction of walkable sidewalks, allowing pedestrians to more easily access mass transit and encouraging the expansion of rail, bus and shuttle services.

**Development of open green space, parks, plazas, public squares, and other similar improvements within the Zone.**

The Zone's continued development of new green space and redevelopment of existing green spaces is vital for the creation of cohesive and vibrant communities within the Zone as well as attracting residents from surrounding communities. There continues today to be a need for public open spaces in contrast to limited private outdoor space as was originally articulated in the Part A Plan, and the Zone's public improvements consisting of parks, plazas, public squares and landscaping in public right-of-way carry out the vision for creating a community with open spaces, connectivity and mixed uses along its corridors. Parks and plazas help foster social interactions that define the public realm and urban culture, especially as urban infill continues. In addition to Midtown Park and the Entry Plaza, the Zone has completed the renovation of Bagby Park, Baldwin Park, and Glover Park. The Zone owns and controls certain green spaces adjacent to existing developments which may be redeveloped in the future and will continue to look for opportunities to develop urban spaces, plazas and parks that complement existing cultural facilities and other uses on in the Zone.

**Enhancement of public infrastructure within the Zone to proactively facilitate redevelopment.**

As described in Summary of Redevelopment Efforts herein, the Zone has upgraded significant portions of the streetscape, sidewalks and utilities throughout Midtown. The Zone continues to expedite capital improvement projects through active management and tax increment financing.

Midtown has successfully created infrastructure and streetscape improvements, including along Bagby Street and Main Street, that work in harmony with transit options to create a seamless walkable community. Current efforts are focused on Caroline Street and Brazos Street, and it is expected the Zone will continue streetscape and infrastructure improvements throughout the Zone. Midtown expects to coordinate with the private and public sectors to develop in a manner consistent with the character and scale of the area.

**Implementation of development guidelines relating to public infrastructure and amenities to promote diverse mixed use neighborhoods and communities within the Zone.**

To the extent necessary, Midtown may develop and implement development guidelines for public infrastructure that induces and supports private development, public access, bike paths, walkable sidewalks, connectivity and sustainable construction. Development guidelines will serve as a guidepost to private developers for how such projects interact with public space and the Zone or other public entities for public improvements in and around private developments.

In coordination with the City of Houston, Midtown was recently selected as one of the three pilot areas for Walkable Places. The goal of the pilot area is to build upon Midtown's potential and to become a true Walkable Place by creating a new, unique set of development regulations within the proposed boundary. These new rules can include a variety of elements that encourage walkability and promote better, more human-scaled public spaces.

Midtown will continue to work closely with the City to accomplish additional guidelines and to ensure that they work in harmony with all existing policy directives of the City. The goal is to elevate the standard for livability in Midtown and cohesion among the diverse mixed use neighborhoods and commercial uses and is tailored to promote connectivity among these areas.

It is not currently anticipated that land use restrictions will be implemented as contemplated in Chapter 311 of the Texas Tax Code.

**Creation and inducement of expanded parking facilities within the Zone and the acquisition of real estate therefor.**

There is a significant need for parking facilities in Midtown due to its location between two of the City's main workforce areas (Downtown and the Texas Medical Center); cultural facilities; access to mass transit; the mixed use development of retail, single family and multi-family housing; and cultural and entertainment venues that attract visitors to the Zone. Midtown intends to evaluate the need and identify strategic locations for the construction or inducement of such facilities that will constitute public infrastructure under the Project Plan. The Zone may develop and/or construct parking facilities with a management contract in place or partner with or provide subsidies to other entities for the development of parking facilities. Enhanced parking options along the light rail present opportunities for additional visitors to Midtown and would enhance retail and commercial facilities in and around the parking and light rail stops within the Zone. Additionally, some parking facilities may qualify for federal grants, allowing Midtown to leverage tax increment and use such increment for other redevelopment efforts.

The City's Market Based Parking (MBP) Boundary was recently expanded to include a larger portion of Midtown. MBP exempts property owners from the City's off-street parking regulations and instead allows property owners to determine how much parking is needed to service their customers and provide that amount. MBP supports Midtown's goals for higher density development, enhanced pedestrian and bicycle transportation, and promotion of other modes of transportation.

### **Acquisition and development of mass transit-accessible and sustainable affordable housing.**

The Zone has assembled property within the limits of the City to be developed for sustainable affordable housing. The expansion of light rail within the area presents additional opportunities to develop housing for residents of this community with nearby convenience of alternative transportation. As Midtown continues to focus on development of sustainable affordable housing with community partners, the land acquisition and redevelopment efforts will further focus on acquiring land along the expanded mass transit lines in the City's historic Third Ward and developing projects that have a nexus with mass transit and public facilities such as libraries, schools, recreational facilities and hike and bike trails. Additionally, in order to maximize use of the Zone's affordable housing holdings, Midtown has, in limited circumstances, partnered with private developers of mixed income residential housing. To further support and develop affordable housing, Midtown may partner with one or more community not for profit corporations to create mixed used facilities that provide housing, community services, and other services to induce housing and supportive development.

As of today, Midtown has induced over 400 units of affordable housing throughout the City and has assembled approximately 47 acres of property for Midtown's Land Bank program. Midtown will continue to work with the City and other partners to foster further development. To support and enhance affordable housing within the Midtown community, Midtown has been pursuing strategic partnerships with one or more not for profit corporations to create a holistic, comprehensive institution (i.e., a think tank) to stimulate the development of affordable housing and other social services to create a strong, vibrant neighborhood and provide the necessary resources to address blight within the City. The proposed annexation furthers this goal through the development of the Affordable Housing Operations Center, which will serve as hub for affordable housing initiatives in the City.

### **Award of selective cultural facility grants to support cultural facilities in the Zone.**

Midtown was designated by the Texas Commission on the Arts as a "Cultural District" and contains approximately 31 cultural facilities and the 2015 annexation combined 16 of the 18 institutions that comprise the Museum District Association. Midtown will continue to foster the growth of cultural facilities within the Zone through grants that strengthen the District and serve as catalysts for redevelopment that supports retail uses to complement the visitors' experience in the Cultural District.

### **C. Authorized Projects and Project Costs**

The amended and restated project costs are detailed below. Additionally, attached hereto as **Exhibit 1** is a schedule of the Zone's project costs, details of adjustments in the project costs from Plan A to Plan G and amounts remaining under each project costs category as of June 30, 2020. Exhibit 1 also includes costs associated with Plan H. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval or applicable annual budgets by the City Council.

### Summary of Project Costs<sup>1</sup>

Financing Costs <sup>2</sup>	\$95,507,011
Real Property Assembly	\$25,533,106
Professional Services	\$11,966,225
Capital Projects	
School & Educ./Cultural	\$83,770,000
Housing/Real Property Assembly	\$294,840,659
Cultural and Places of Public Assembly Facilities	\$16,633,276
Historic Preservation	\$10,139,992
Parks and Paths	\$53,903,004
Public Infrastructure <sup>3</sup>	\$77,000,000
Streets and Utilities <sup>4</sup>	\$164,063,856
Streetscape and Gateways	\$70,773,654
Security Equip	\$1,576,282
Remediation	\$4,393,956
Total Capital Projects	\$777,094,679
Zone Operation	\$50,286,136
TOTAL	960,387,157

<sup>1</sup> Pursuant to Section E of the Part F Plan, 5% of all project costs for the Zone may be used for capital maintenance, replacement and renewal of projects completed with project cost regardless of category.

<sup>2</sup> Financing costs are expected to be less than the projected number as Midtown may choose pay-as-you-go options, or debt financing options that would lessen long term finance costs.

<sup>3</sup> Public Infrastructure includes parking facilities within the Zone and community infrastructure and institutions to stimulate affordable housing development in areas where Midtown has purchased real property for that purpose.

<sup>4</sup> The Zone and the Authority annually adopt a Capital Improvement Plan (“CIP”). The CIP sets forth goals and objectives for project costs over a 5-year period. The 2021 CIP, as amended and adopted hereafter, is incorporated herein.

#### **D. Chapter 380 Economic Development Programs.**

As an alternative to direct investment in capital improvements to public infrastructure or investment in public infrastructure to stimulate private investment, the Zone may fund an economic development program to incentivize private enterprise in the Zone and serve as a catalyst for other business developments (“380 Programs”). The 380 Programs would induce private development paired with public investment to (i) support appropriate operation and maintenance of public infrastructure and facilities, including parks and recreational facilities, and (ii) develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and (iii) develop or expand transportation, business, and commercial activity in the Zone. The 380 Programs may also be paired

with other financing mechanisms such as new market tax credits and related programs. The Zone may adopt a more formal program to address future conditions, and the 380 Programs outlined in this Plan shall constitute an economic development program of the Zone.

#### **E. Maintenance and Sustainability**

As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for the maintenance and operation of the Zone's existing and planned projects in the near term and in years to come beyond the duration of the Zone. In order to adequately provide for maintenance and sustainability, maintenance and operation is added as project costs in **Exhibit 1** attached hereto in an amount of up to 5% of total project costs for the Zone regardless of project cost category.

#### **F. Project Plan**

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Maps 1 and 2, attached hereto, depicts the existing land uses in the Zone and areas proposed to be annexed. The existing land uses in the Zone include multi-family and single family residential, commercial, office, public and institutional, transportation, park and open spaces, and undeveloped land uses. It also provides key infrastructure improvements and infrastructure needs.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): The project costs referenced in Exhibit 1 are inclusive of project costs to be incurred by the TIRZ. Costs for projects that benefit the TIRZ incurred or expended by other parties, such as the City of Houston, Texas Department of Transportation and other federal, state or local entities, management districts or private sources are Non-Project Costs. Projects identified in this Plan will be leveraged to acquire non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of the Part H Plan.

#### **G. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 details the proposed public improvement and administrative project costs. As set forth in the Part B Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1. The project categories describe generally the kind of improvements contemplated by this Part H Plan.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan, and include, but are not limited to, street, streetscape (including esplanade) and related transportation

improvements (including certain bike pathways and other complete street elements) within the Zone boundary as shown in Maps 1 and 2.

Economic Feasibility (Texas Tax Code §311.011(c)(3)): Exhibits 2 thru 5 contain updated revenue estimates for the remaining years of the Zone, based on the tax year 2020 certified appraisal roll of the Harris County Appraisal District. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone for the remainder of the Zone. The Plan estimates total project costs of \$960,387,157, of which \$444,304,333 has already been expended during the life of the Zone through June 30, 2020, leaving \$516,082,824 in remaining project costs including Part H Plan project costs. The increment revenue estimate for the remaining years of the Zone inclusive of all Zone participations is \$489,358,281 (net of affordable housing). These amounts are estimates based on information available as of this date; however, actual project costs and increment revenues may vary. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan and Part H Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by or on behalf of the Zone will occur as needed and subject to existing bond covenants. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. As outlined in Exhibits 2 through 5, approximately \$489 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56792/\$100 of assessed valuation, a Houston Independent School District contribution of \$1.1367/\$100 of assessed valuation in the Original and 1995 Annexed Areas and \$.9600/\$100 of assessed valuation in the 1999 Annexed Area, and a Houston Community College contribution of \$.100263/\$100 of assessed valuation.

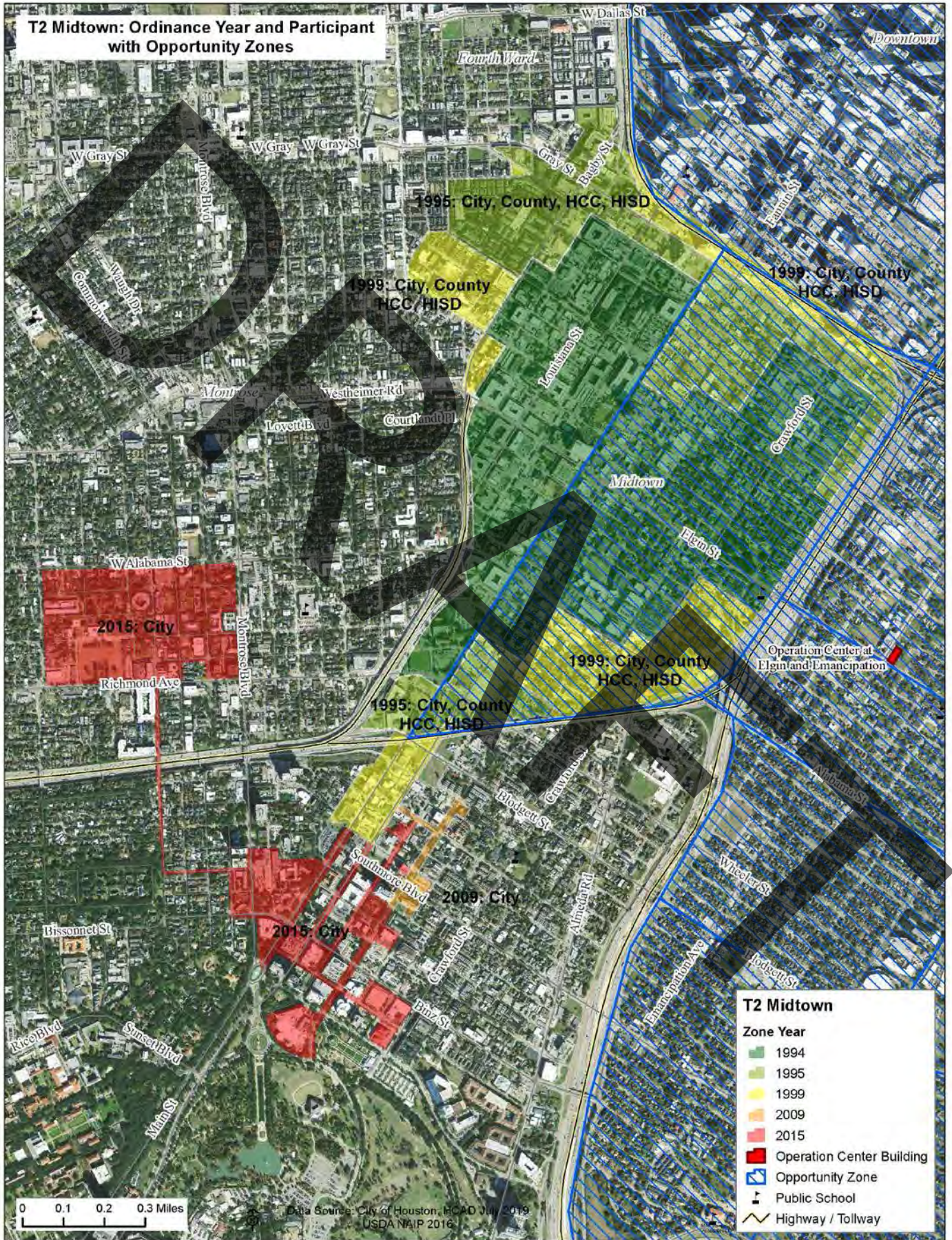
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of May, 2020 is \$2,836,396,750.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

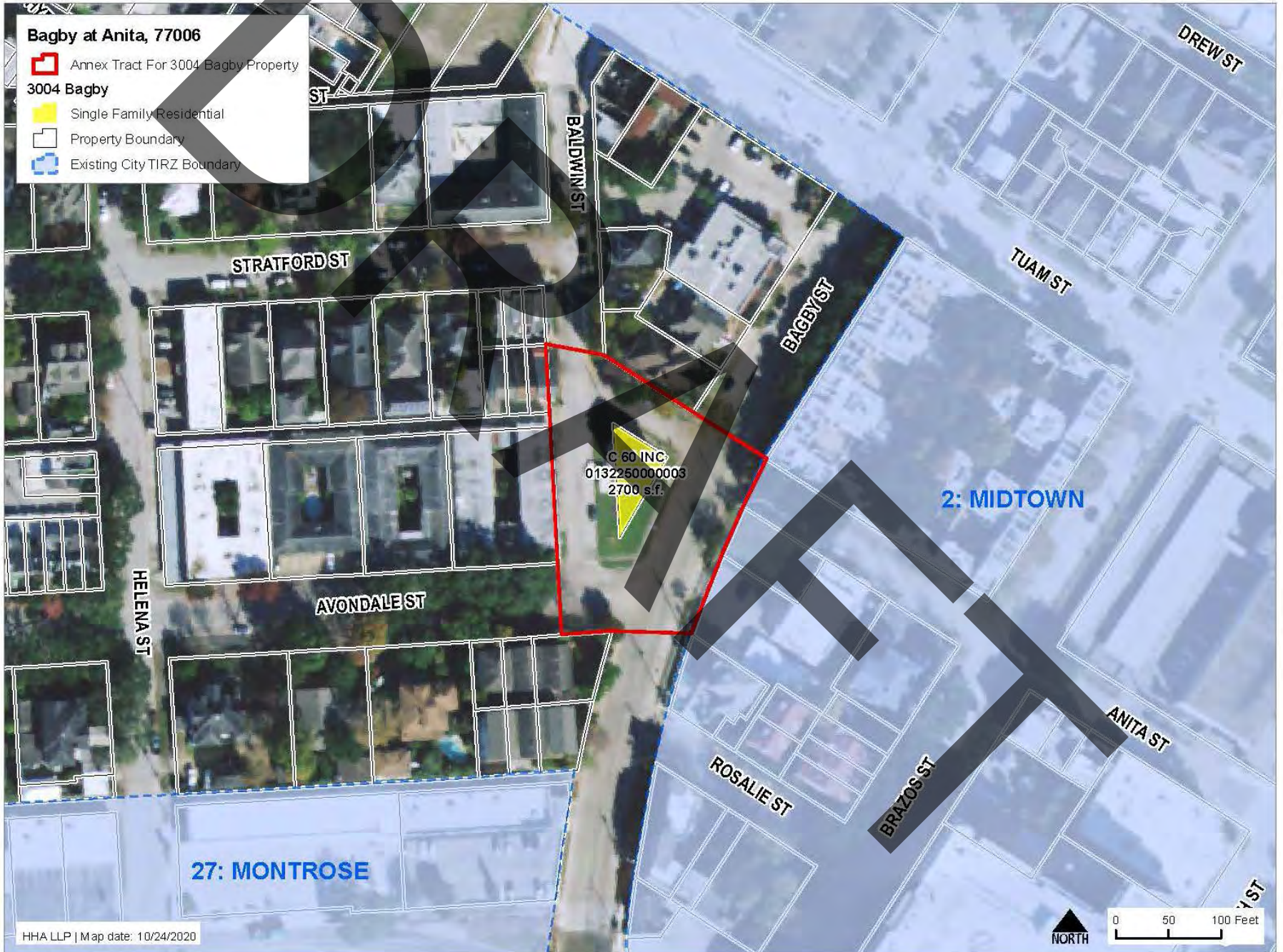
Zone Duration (Texas Tax Code §311.011(c)(9)): The Zone will terminate on December 31, 2050; however, increments received during 2050 shall be used to pay project costs or other obligations of the Zone.



# MAP 1 Proposed Annexation – Operations Center



**MAP 2**  
**Proposed Annexation – LULAC 60 Clubhouse (3004 Bagby)**



**EXHIBIT 1**

**Project Cost Schedule**

	1997/1999 Plan Estimated Costs	2009 Plan Estimated Costs	2011 Plan Estimated Costs	2013 Plan Estimated Costs	2015 Plan Estimated Costs	Plan H Estimated Costs	Total Plan	Costs through 6/30/20	Remaining Costs
<b>Non Educational Project Costs</b>									
<b>Infrastructure Improvements:</b>									
Roadway and utility system improvements:									
Streets and Utilities	\$62,365,000		\$7,898,856		\$13,800,000	\$80,000,000	\$164,063,856	\$37,630,214	\$126,433,642
Streetscape and gateways	\$36,190,000		\$4,583,654			\$30,000,000	\$70,773,654	\$40,773,654	\$30,000,000
Public Infrastructure (including parking)				\$18,000,000	\$24,000,000	\$35,000,000	\$77,000,000	\$42,000,000	\$35,000,000
<b>Total Infrastructure Improvements</b>	<b>\$98,555,000</b>	<b>\$0</b>	<b>\$12,482,510</b>	<b>\$18,000,000</b>	<b>\$37,800,000</b>	<b>\$145,000,000</b>	<b>\$311,837,510</b>	<b>\$120,403,868</b>	<b>\$191,433,642</b>
<b>Other Project Costs</b>									
Real property assembly	\$20,000,000		\$2,533,106	\$3,000,000			\$25,533,106	\$14,503,168	\$11,029,938
Professional services	\$5,763,000		\$1,203,225			\$5,000,000	\$11,966,225	\$7,241,127	\$4,725,098
Historic preservation	\$9,500,000		\$729,914	-\$10,089,922		\$10,000,000	\$10,139,992	\$139,992	\$10,000,000
Parks and recreational facilities	\$16,210,000		\$2,053,082	\$1,639,922	\$9,000,000	\$25,000,000	\$53,903,004	\$29,268,528	\$24,634,476
Safety and security infrastructure	\$4,550,000		\$576,282	-\$3,550,000			\$1,576,282		\$1,576,282
Remediation	\$3,900,000		\$493,956				\$4,393,956		\$4,393,956
Cultural and public facilities		\$5,000,000	\$633,276	\$1,000,000	\$5,000,000	\$5,000,000	\$16,633,276	\$4,343,935	\$12,289,341
<b>Total Other Project Costs</b>	<b>\$59,923,000</b>	<b>\$5,000,000</b>	<b>\$8,222,841</b>	<b>-\$8,000,000</b>	<b>\$14,000,000</b>	<b>\$45,000,000</b>	<b>\$124,145,841</b>	<b>\$55,496,750</b>	<b>\$68,649,091</b>
Affordable housing (inclusive of real property assembly)	\$115,287,000		\$14,601,707		\$34,951,952	\$130,000,000	\$294,840,659	\$119,501,819	\$175,338,840
Financing costs	\$62,869,111		\$7,962,705	-\$10,000,000	\$8,675,195	\$26,000,000	\$95,507,011	\$66,057,690	\$29,449,321
Zone administration	\$14,218,300		\$1,730,238		\$4,337,598	\$30,000,000	\$50,286,136	\$16,699,646	\$33,586,490
<b>Educational Project Costs</b>	<b>\$83,770,000</b>						<b>\$83,770,000</b>	<b>\$66,144,560</b>	<b>\$17,625,440</b>
<b>TOTAL PROJECT PLAN</b>	<b>\$434,622,411</b>	<b>\$5,000,000</b>	<b>\$45,000,001</b>	<b>\$0</b>	<b>\$99,764,745</b>	<b>\$376,000,000</b>	<b>\$960,387,157</b>	<b>\$444,304,333</b>	<b>\$516,082,824</b>

**EXHIBIT 2**  
**Transfer Schedule – All Entities**

Tax Year	Incremental Revenue					Administrative Fees/Transfers					Affordable Housing (Retained by Zone)				Net Revenues Retained by the Zone, including Affordable Housing	Net Revenues Excluding Affordable Housing
	City	Houston ISD	Harris County	HCC	Total Increment	City Admin	HISD Admin	HCC Admin	Houston ISD Educational Facilities	Total Admin/Transfers	City Affordable Housing	HISD Affordable Housing	HCC Affordable Housing	Total Affordable Housing		
2020	\$ 13,517,093	\$ 13,565,834	\$ -	\$ 2,371,233	\$ 29,454,159	\$ 675,855	\$ 25,000	\$ 25,000	\$ 2,754,873	\$ 3,480,728	\$ 4,505,698	\$ 4,521,945	\$ 790,411	\$ 9,818,053	\$ 25,973,431	\$ 16,155,378
2021	\$ 13,589,015	\$ 14,073,936	\$ -	\$ 2,448,612	\$ 30,111,563	\$ 679,451	\$ 25,000	\$ 25,000	\$ 2,816,182	\$ 3,545,633	\$ 4,529,672	\$ 4,691,312	\$ 816,204	\$ 10,037,188	\$ 26,565,930	\$ 16,528,742
2022	\$ 13,663,095	\$ 14,581,325	\$ -	\$ 2,528,313	\$ 30,772,733	\$ 683,155	\$ 25,000	\$ 25,000	\$ 2,877,425	\$ 3,610,580	\$ 4,554,365	\$ 4,860,442	\$ 842,771	\$ 10,257,578	\$ 27,162,153	\$ 16,904,575
2023	\$ 15,466,953	\$ 15,099,968	\$ -	\$ 2,610,405	\$ 33,177,327	\$ 773,348	\$ 25,000	\$ 25,000	\$ 2,939,683	\$ 3,763,031	\$ 5,155,651	\$ 5,033,323	\$ 870,135	\$ 11,059,109	\$ 29,414,296	\$ 18,355,187
2024	\$ 15,545,545	\$ 15,630,231	\$ -	\$ 2,694,960	\$ 33,870,735	\$ 777,277	\$ 25,000	\$ 25,000	\$ 3,003,011	\$ 3,830,289	\$ 5,181,848	\$ 5,210,077	\$ 898,320	\$ 11,290,245	\$ 30,040,447	\$ 18,750,202
2025	\$ 15,626,494	\$ 15,630,231	\$ -	\$ 2,782,051	\$ 34,038,776	\$ 781,325	\$ 25,000	\$ 25,000	\$ 3,003,011	\$ 3,834,336	\$ 5,208,831	\$ 5,210,077	\$ 927,350	\$ 11,346,259	\$ 30,204,440	\$ 18,858,181
2026	\$ 17,276,923	\$ -	\$ -	\$ -	\$ 17,276,923	\$ 863,846	\$ -	\$ -	\$ 863,846	\$ 863,846	\$ 5,758,974	\$ -	\$ -	\$ 5,758,974	\$ 16,413,077	\$ 10,654,103
2027	\$ 17,362,803	\$ -	\$ -	\$ -	\$ 17,362,803	\$ 868,140	\$ -	\$ -	\$ 868,140	\$ 868,140	\$ 5,787,601	\$ -	\$ -	\$ 5,787,601	\$ 16,494,662	\$ 10,707,062
2028	\$ 17,451,258	\$ -	\$ -	\$ -	\$ 17,451,258	\$ 872,563	\$ -	\$ -	\$ 872,563	\$ 872,563	\$ 5,817,086	\$ -	\$ -	\$ 5,817,086	\$ 16,578,695	\$ 10,761,609
2029	\$ 17,542,367	\$ -	\$ -	\$ -	\$ 17,542,367	\$ 877,118	\$ -	\$ -	\$ 877,118	\$ 877,118	\$ 5,847,456	\$ -	\$ -	\$ 5,847,456	\$ 16,665,249	\$ 10,817,793
2030	\$ 19,346,734	\$ -	\$ -	\$ -	\$ 19,346,734	\$ 967,337	\$ -	\$ -	\$ 967,337	\$ 967,337	\$ 6,448,911	\$ -	\$ -	\$ 6,448,911	\$ 18,379,397	\$ 11,930,486
2031	\$ 19,443,392	\$ -	\$ -	\$ -	\$ 19,443,392	\$ 972,170	\$ -	\$ -	\$ 972,170	\$ 972,170	\$ 6,481,131	\$ -	\$ -	\$ 6,481,131	\$ 18,471,222	\$ 11,990,092
2032	\$ 20,074,537	\$ -	\$ -	\$ -	\$ 20,074,537	\$ 1,003,727	\$ -	\$ -	\$ 1,003,727	\$ 1,003,727	\$ 6,691,512	\$ -	\$ -	\$ 6,691,512	\$ 19,070,811	\$ 12,379,298
2033	\$ 20,724,617	\$ -	\$ -	\$ -	\$ 20,724,617	\$ 1,036,231	\$ -	\$ -	\$ 1,036,231	\$ 1,036,231	\$ 6,908,206	\$ -	\$ -	\$ 6,908,206	\$ 19,688,386	\$ 12,780,181
2034	\$ 21,394,200	\$ -	\$ -	\$ -	\$ 21,394,200	\$ 1,069,710	\$ -	\$ -	\$ 1,069,710	\$ 1,069,710	\$ 7,131,400	\$ -	\$ -	\$ 7,131,400	\$ 20,324,490	\$ 13,193,090
2035	\$ 22,083,869	\$ -	\$ -	\$ -	\$ 22,083,869	\$ 1,104,193	\$ -	\$ -	\$ 1,104,193	\$ 1,104,193	\$ 7,361,290	\$ -	\$ -	\$ 7,361,290	\$ 20,979,676	\$ 13,618,386
2036	\$ 22,794,229	\$ -	\$ -	\$ -	\$ 22,794,229	\$ 1,139,711	\$ -	\$ -	\$ 1,139,711	\$ 1,139,711	\$ 7,598,076	\$ -	\$ -	\$ 7,598,076	\$ 21,654,518	\$ 14,056,441
2037	\$ 23,525,900	\$ -	\$ -	\$ -	\$ 23,525,900	\$ 1,176,295	\$ -	\$ -	\$ 1,176,295	\$ 1,176,295	\$ 7,841,967	\$ -	\$ -	\$ 7,841,967	\$ 22,349,605	\$ 14,507,638
2038	\$ 24,279,521	\$ -	\$ -	\$ -	\$ 24,279,521	\$ 1,213,976	\$ -	\$ -	\$ 1,213,976	\$ 1,213,976	\$ 8,093,174	\$ -	\$ -	\$ 8,093,174	\$ 23,065,545	\$ 14,972,371
2039	\$ 25,055,750	\$ -	\$ -	\$ -	\$ 25,055,750	\$ 1,252,788	\$ -	\$ -	\$ 1,252,788	\$ 1,252,788	\$ 8,351,917	\$ -	\$ -	\$ 8,351,917	\$ 23,802,963	\$ 15,451,046
2040	\$ 25,855,267	\$ -	\$ -	\$ -	\$ 25,855,267	\$ 1,292,763	\$ -	\$ -	\$ 1,292,763	\$ 1,292,763	\$ 8,618,422	\$ -	\$ -	\$ 8,618,422	\$ 24,562,503	\$ 15,944,081
2041	\$ 26,678,768	\$ -	\$ -	\$ -	\$ 26,678,768	\$ 1,333,938	\$ -	\$ -	\$ 1,333,938	\$ 1,333,938	\$ 8,892,923	\$ -	\$ -	\$ 8,892,923	\$ 25,344,830	\$ 16,451,907
2042	\$ 27,526,975	\$ -	\$ -	\$ -	\$ 27,526,975	\$ 1,376,349	\$ -	\$ -	\$ 1,376,349	\$ 1,376,349	\$ 9,175,658	\$ -	\$ -	\$ 9,175,658	\$ 26,150,626	\$ 16,974,968
2043	\$ 28,400,628	\$ -	\$ -	\$ -	\$ 28,400,628	\$ 1,420,031	\$ -	\$ -	\$ 1,420,031	\$ 1,420,031	\$ 9,466,876	\$ -	\$ -	\$ 9,466,876	\$ 26,980,597	\$ 17,513,721
2044	\$ 29,300,491	\$ -	\$ -	\$ -	\$ 29,300,491	\$ 1,465,025	\$ -	\$ -	\$ 1,465,025	\$ 1,465,025	\$ 9,766,830	\$ -	\$ -	\$ 9,766,830	\$ 27,835,466	\$ 18,068,636
2045	\$ 30,227,349	\$ -	\$ -	\$ -	\$ 30,227,349	\$ 1,511,367	\$ -	\$ -	\$ 1,511,367	\$ 1,511,367	\$ 10,075,783	\$ -	\$ -	\$ 10,075,783	\$ 28,715,982	\$ 18,640,199
2046	\$ 31,182,014	\$ -	\$ -	\$ -	\$ 31,182,014	\$ 1,559,101	\$ -	\$ -	\$ 1,559,101	\$ 1,559,101	\$ 10,394,005	\$ -	\$ -	\$ 10,394,005	\$ 29,622,913	\$ 19,228,908
2047	\$ 32,165,318	\$ -	\$ -	\$ -	\$ 32,165,318	\$ 1,608,266	\$ -	\$ -	\$ 1,608,266	\$ 1,608,266	\$ 10,721,773	\$ -	\$ -	\$ 10,721,773	\$ 30,557,052	\$ 19,835,279
2048	\$ 33,178,121	\$ -	\$ -	\$ -	\$ 33,178,121	\$ 1,658,906	\$ -	\$ -	\$ 1,658,906	\$ 1,658,906	\$ 11,059,374	\$ -	\$ -	\$ 11,059,374	\$ 31,519,215	\$ 20,459,841
2049	\$ 34,221,309	\$ -	\$ -	\$ -	\$ 34,221,309	\$ 1,711,065	\$ -	\$ -	\$ 1,711,065	\$ 1,711,065	\$ 11,407,103	\$ -	\$ -	\$ 11,407,103	\$ 32,510,243	\$ 21,103,140
2050	\$ 35,295,792	\$ -	\$ -	\$ -	\$ 35,295,792	\$ 1,764,790	\$ -	\$ -	\$ 1,764,790	\$ 1,764,790	\$ 11,765,264	\$ -	\$ -	\$ 11,765,264	\$ 33,531,002	\$ 21,765,738
	<b>\$ 709,796,329</b>	<b>\$ 88,581,524</b>	<b>\$ -</b>	<b>\$ 15,435,573</b>	<b>\$ 813,813,427</b>	<b>\$ 35,489,816</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 17,394,187</b>	<b>\$ 53,184,003</b>	<b>\$ 236,598,776</b>	<b>\$ 29,527,175</b>	<b>\$ 5,145,191</b>	<b>\$ 271,271,142</b>	<b>\$ 760,629,423</b>	<b>\$ 489,358,281</b>

Notes:  
Assumes 3% annual growth rate and build out of the Rice Ion development

EXHIBIT 3A

Revenue Schedule – City of Houston (Original Area + 1995 Annex)

Tax Year	Projected Assessed Valuation			Projected Revenue							
	Base Year Valuation (1995)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone
2020	\$157,081,540	\$2,284,468,278	\$2,127,386,738	2020	2021	0.56792	\$ 11,840,218	\$ 592,011	\$ 3,946,739	\$ 7,301,468	\$ 7,301,468
2021	\$157,081,540	\$2,284,468,278	\$2,127,386,738	2021	2022	0.56792	\$ 11,840,218	\$ 592,011	\$ 3,946,739	\$ 7,301,468	\$ 14,602,935
2022	\$157,081,540	\$2,284,468,278	\$2,127,386,738	2022	2023	0.56792	\$ 11,840,218	\$ 592,011	\$ 3,946,739	\$ 7,301,468	\$ 21,904,403
2023	\$157,081,540	\$2,594,866,209	\$2,437,784,669	2023	2024	0.56792	\$ 13,567,773	\$ 678,389	\$ 4,522,591	\$ 8,366,794	\$ 30,271,196
2024	\$157,081,540	\$2,594,866,209	\$2,437,784,669	2024	2025	0.56792	\$ 13,567,773	\$ 678,389	\$ 4,522,591	\$ 8,366,794	\$ 38,637,990
2025	\$157,081,540	\$2,594,866,209	\$2,437,784,669	2025	2026	0.56792	\$ 13,567,773	\$ 678,389	\$ 4,522,591	\$ 8,366,794	\$ 47,004,783
2026	\$157,081,540	\$2,876,425,605	\$2,719,344,065	2026	2027	0.56792	\$ 15,134,825	\$ 756,741	\$ 5,044,942	\$ 9,333,142	\$ 56,337,925
2027	\$157,081,540	\$2,876,425,605	\$2,719,344,065	2027	2028	0.56792	\$ 15,134,825	\$ 756,741	\$ 5,044,942	\$ 9,333,142	\$ 65,671,067
2028	\$157,081,540	\$2,876,425,605	\$2,719,344,065	2028	2029	0.56792	\$ 15,134,825	\$ 756,741	\$ 5,044,942	\$ 9,333,142	\$ 75,004,209
2029	\$157,081,540	\$2,876,425,605	\$2,719,344,065	2029	2030	0.56792	\$ 15,134,825	\$ 756,741	\$ 5,044,942	\$ 9,333,142	\$ 84,337,351
2030	\$157,081,540	\$3,183,763,468	\$3,026,681,928	2030	2031	0.56792	\$ 16,845,349	\$ 842,267	\$ 5,615,116	\$ 10,387,965	\$ 94,725,317
2031	\$157,081,540	\$3,183,763,468	\$3,026,681,928	2031	2032	0.56792	\$ 16,845,349	\$ 842,267	\$ 5,615,116	\$ 10,387,965	\$ 105,113,282
2032	\$157,081,540	\$3,279,276,372	\$3,122,194,832	2032	2033	0.56792	\$ 17,376,938	\$ 868,847	\$ 5,792,313	\$ 10,715,778	\$ 115,829,060
2033	\$157,081,540	\$3,377,654,663	\$3,220,573,123	2033	2034	0.56792	\$ 17,924,473	\$ 896,224	\$ 5,974,824	\$ 11,053,425	\$ 126,882,486
2034	\$157,081,540	\$3,478,984,303	\$3,321,902,763	2034	2035	0.56792	\$ 18,488,435	\$ 924,422	\$ 6,162,812	\$ 11,401,202	\$ 138,283,687
2035	\$157,081,540	\$3,583,353,832	\$3,426,272,292	2035	2036	0.56792	\$ 19,069,316	\$ 953,466	\$ 6,356,439	\$ 11,759,411	\$ 150,043,099
2036	\$157,081,540	\$3,690,854,447	\$3,533,772,907	2036	2037	0.56792	\$ 19,667,623	\$ 983,381	\$ 6,555,874	\$ 12,128,368	\$ 162,171,466
2037	\$157,081,540	\$3,801,580,081	\$3,644,498,541	2037	2038	0.56792	\$ 20,283,879	\$ 1,014,194	\$ 6,761,293	\$ 12,508,392	\$ 174,679,859
2038	\$157,081,540	\$3,915,627,483	\$3,758,545,943	2038	2039	0.56792	\$ 20,918,623	\$ 1,045,931	\$ 6,972,874	\$ 12,899,818	\$ 187,579,676
2039	\$157,081,540	\$4,033,096,308	\$3,876,014,768	2039	2040	0.56792	\$ 21,572,410	\$ 1,078,620	\$ 7,190,803	\$ 13,302,986	\$ 200,882,662
2040	\$157,081,540	\$4,154,089,197	\$3,997,007,657	2040	2041	0.56792	\$ 22,245,810	\$ 1,112,290	\$ 7,415,270	\$ 13,718,249	\$ 214,600,912
2041	\$157,081,540	\$4,278,711,873	\$4,121,630,333	2041	2042	0.56792	\$ 22,939,412	\$ 1,146,971	\$ 7,646,471	\$ 14,145,971	\$ 228,746,882
2042	\$157,081,540	\$4,407,073,229	\$4,249,991,689	2042	2043	0.56792	\$ 23,653,822	\$ 1,182,691	\$ 7,884,607	\$ 14,586,523	\$ 243,333,406
2043	\$157,081,540	\$4,539,285,426	\$4,382,203,886	2043	2044	0.56792	\$ 24,389,664	\$ 1,219,483	\$ 8,129,888	\$ 15,040,293	\$ 258,373,699
2044	\$157,081,540	\$4,675,463,989	\$4,518,382,449	2044	2045	0.56792	\$ 25,147,582	\$ 1,257,379	\$ 8,382,527	\$ 15,507,675	\$ 273,881,374
2045	\$157,081,540	\$4,815,727,908	\$4,658,646,368	2045	2046	0.56792	\$ 25,928,237	\$ 1,296,412	\$ 8,642,746	\$ 15,989,079	\$ 289,870,453
2046	\$157,081,540	\$4,960,199,746	\$4,803,118,206	2046	2047	0.56792	\$ 26,732,312	\$ 1,336,616	\$ 8,910,771	\$ 16,484,925	\$ 306,355,379
2047	\$157,081,540	\$5,109,005,738	\$4,951,924,198	2047	2048	0.56792	\$ 27,560,509	\$ 1,378,025	\$ 9,186,836	\$ 16,995,647	\$ 323,351,026
2048	\$157,081,540	\$5,262,275,910	\$5,105,194,370	2048	2049	0.56792	\$ 28,413,551	\$ 1,420,678	\$ 9,471,184	\$ 17,521,690	\$ 340,872,716
2049	\$157,081,540	\$5,420,144,187	\$5,263,062,647	2049	2050	0.56792	\$ 29,292,186	\$ 1,464,609	\$ 9,764,062	\$ 18,063,515	\$ 358,936,230
2050	\$157,081,540	\$5,582,748,513	\$5,425,666,973	2050	2051	0.56792	\$ 30,197,179	\$ 1,509,859	\$ 10,065,726	\$ 18,621,594	\$ 377,557,824
							<b>\$612,255,931</b>	<b>\$ 30,612,797</b>	<b>\$204,085,310</b>	<b>\$377,557,824</b>	

Notes/Assumptions:

**EXHIBIT 3B**  
**Revenue Schedule – City of Houston (1999 Annexed Area)**

Tax Year	Projected Assessed Valuation			Projected Revenue							
	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone
2020	\$ 54,694,350	\$ 327,967,167	\$ 273,272,817	2020	2021	0.56792	\$ 1,520,932	\$ 76,047	\$ 506,977	\$ 937,908	\$ 937,908
2021	\$ 54,694,350	\$ 337,806,182	\$ 283,111,832	2021	2022	0.56792	\$ 1,575,692	\$ 78,785	\$ 525,231	\$ 971,677	\$ 1,909,584
2022	\$ 54,694,350	\$ 347,940,367	\$ 293,246,017	2022	2023	0.56792	\$ 1,632,095	\$ 81,605	\$ 544,032	\$ 1,006,458	\$ 2,916,043
2023	\$ 54,694,350	\$ 358,378,578	\$ 303,684,228	2023	2024	0.56792	\$ 1,690,190	\$ 84,509	\$ 563,397	\$ 1,042,284	\$ 3,958,326
2024	\$ 54,694,350	\$ 369,129,936	\$ 314,435,586	2024	2025	0.56792	\$ 1,750,028	\$ 87,501	\$ 583,343	\$ 1,079,184	\$ 5,037,510
2025	\$ 54,694,350	\$ 380,203,834	\$ 325,509,484	2025	2026	0.56792	\$ 1,811,661	\$ 90,583	\$ 603,887	\$ 1,117,191	\$ 6,154,701
2026	\$ 54,694,350	\$ 391,609,949	\$ 336,915,599	2026	2027	0.56792	\$ 1,875,143	\$ 93,757	\$ 625,048	\$ 1,156,338	\$ 7,311,039
2027	\$ 54,694,350	\$ 403,358,247	\$ 348,663,897	2027	2028	0.56792	\$ 1,940,529	\$ 97,026	\$ 646,843	\$ 1,196,660	\$ 8,507,699
2028	\$ 54,694,350	\$ 415,458,995	\$ 360,764,645	2028	2029	0.56792	\$ 2,007,877	\$ 100,394	\$ 669,292	\$ 1,238,191	\$ 9,745,890
2029	\$ 54,694,350	\$ 427,922,765	\$ 373,228,415	2029	2030	0.56792	\$ 2,077,246	\$ 103,862	\$ 692,415	\$ 1,280,968	\$ 11,026,858
2030	\$ 54,694,350	\$ 440,760,448	\$ 386,066,098	2030	2031	0.56792	\$ 2,148,696	\$ 107,435	\$ 716,232	\$ 1,325,029	\$ 12,351,887
2031	\$ 54,694,350	\$ 453,983,261	\$ 399,288,911	2031	2032	0.56792	\$ 2,222,289	\$ 111,114	\$ 740,763	\$ 1,370,411	\$ 13,722,299
2032	\$ 54,694,350	\$ 467,602,759	\$ 412,908,409	2032	2033	0.56792	\$ 2,298,090	\$ 114,904	\$ 766,030	\$ 1,417,155	\$ 15,139,454
2033	\$ 54,694,350	\$ 481,630,842	\$ 426,936,492	2033	2034	0.56792	\$ 2,376,165	\$ 118,808	\$ 792,055	\$ 1,465,301	\$ 16,604,756
2034	\$ 54,694,350	\$ 496,079,767	\$ 441,385,417	2034	2035	0.56792	\$ 2,456,582	\$ 122,829	\$ 818,861	\$ 1,514,892	\$ 18,119,648
2035	\$ 54,694,350	\$ 510,962,160	\$ 456,267,810	2035	2036	0.56792	\$ 2,539,411	\$ 126,971	\$ 846,470	\$ 1,565,970	\$ 19,685,618
2036	\$ 54,694,350	\$ 526,291,025	\$ 471,596,675	2036	2037	0.56792	\$ 2,624,726	\$ 131,236	\$ 874,909	\$ 1,618,581	\$ 21,304,199
2037	\$ 54,694,350	\$ 542,079,755	\$ 487,385,405	2037	2038	0.56792	\$ 2,712,600	\$ 135,630	\$ 904,200	\$ 1,672,770	\$ 22,976,969
2038	\$ 54,694,350	\$ 558,342,148	\$ 503,647,798	2038	2039	0.56792	\$ 2,803,110	\$ 140,156	\$ 934,370	\$ 1,728,585	\$ 24,705,554
2039	\$ 54,694,350	\$ 575,092,413	\$ 520,398,063	2039	2040	0.56792	\$ 2,896,336	\$ 144,817	\$ 965,445	\$ 1,786,074	\$ 26,491,627
2040	\$ 54,694,350	\$ 592,345,185	\$ 537,650,835	2040	2041	0.56792	\$ 2,992,358	\$ 149,618	\$ 997,453	\$ 1,845,287	\$ 28,336,915
2041	\$ 54,694,350	\$ 610,115,540	\$ 555,421,190	2041	2042	0.56792	\$ 3,091,261	\$ 154,563	\$ 1,030,420	\$ 1,906,278	\$ 30,243,193
2042	\$ 54,694,350	\$ 628,419,007	\$ 573,724,657	2042	2043	0.56792	\$ 3,193,131	\$ 159,657	\$ 1,064,377	\$ 1,969,098	\$ 32,212,290
2043	\$ 54,694,350	\$ 647,271,577	\$ 592,577,227	2043	2044	0.56792	\$ 3,298,057	\$ 164,903	\$ 1,099,352	\$ 2,033,802	\$ 34,246,092
2044	\$ 54,694,350	\$ 666,689,724	\$ 611,995,374	2044	2045	0.56792	\$ 3,406,131	\$ 170,307	\$ 1,135,377	\$ 2,100,448	\$ 36,346,540
2045	\$ 54,694,350	\$ 686,690,416	\$ 631,996,066	2045	2046	0.56792	\$ 3,517,447	\$ 175,872	\$ 1,172,482	\$ 2,169,093	\$ 38,515,632
2046	\$ 54,694,350	\$ 707,291,128	\$ 652,596,778	2046	2047	0.56792	\$ 3,632,103	\$ 181,605	\$ 1,210,701	\$ 2,239,797	\$ 40,755,429
2047	\$ 54,694,350	\$ 728,509,862	\$ 673,815,512	2047	2048	0.56792	\$ 3,750,198	\$ 187,510	\$ 1,250,066	\$ 2,312,622	\$ 43,068,052
2048	\$ 54,694,350	\$ 750,365,158	\$ 695,670,808	2048	2049	0.56792	\$ 3,871,837	\$ 193,592	\$ 1,290,612	\$ 2,387,633	\$ 45,455,684
2049	\$ 54,694,350	\$ 772,876,113	\$ 718,181,763	2049	2050	0.56792	\$ 3,997,124	\$ 199,856	\$ 1,332,375	\$ 2,464,893	\$ 47,920,577
2050	\$ 54,694,350	\$ 796,062,396	\$ 741,368,046	2050	2051	0.56792	\$ 4,126,170	\$ 206,308	\$ 1,375,390	\$ 2,544,471	\$ 50,465,049

**\$ 81,835,214    \$ 4,091,761    \$ 27,278,405    \$ 50,465,049**

**EXHIBIT 3C  
Revenue Schedule – City of Houston (2009 Annexation)**

Tax Year	Projected Assessed Valuation				Projected Revenue							
	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone	
2020	\$ -	\$ -	\$ -	2020	2021	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2021	\$ -	\$ -	\$ -	2021	2022	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2022	\$ -	\$ -	\$ -	2022	2023	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2023	\$ -	\$ -	\$ -	2023	2024	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2024	\$ -	\$ -	\$ -	2024	2025	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2025	\$ -	\$ -	\$ -	2025	2026	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2026	\$ -	\$ -	\$ -	2026	2027	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2027	\$ -	\$ -	\$ -	2027	2028	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2028	\$ -	\$ -	\$ -	2028	2029	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2029	\$ -	\$ -	\$ -	2029	2030	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2030	\$ -	\$ -	\$ -	2030	2031	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2031	\$ -	\$ -	\$ -	2031	2032	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2032	\$ -	\$ -	\$ -	2032	2033	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2033	\$ -	\$ -	\$ -	2033	2034	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2034	\$ -	\$ -	\$ -	2034	2035	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2035	\$ -	\$ -	\$ -	2035	2036	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2036	\$ -	\$ -	\$ -	2036	2037	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2037	\$ -	\$ -	\$ -	2037	2038	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2038	\$ -	\$ -	\$ -	2038	2039	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2039	\$ -	\$ -	\$ -	2039	2040	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2040	\$ -	\$ -	\$ -	2040	2041	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2041	\$ -	\$ -	\$ -	2041	2042	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2042	\$ -	\$ -	\$ -	2042	2043	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2043	\$ -	\$ -	\$ -	2043	2044	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2044	\$ -	\$ -	\$ -	2044	2045	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2045	\$ -	\$ -	\$ -	2045	2046	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2046	\$ -	\$ -	\$ -	2046	2047	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2047	\$ -	\$ -	\$ -	2047	2048	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2048	\$ -	\$ -	\$ -	2048	2049	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2049	\$ -	\$ -	\$ -	2049	2050	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2050	\$ -	\$ -	\$ -	2050	2051	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	

**EXHIBIT 3D**  
**Revenue Schedule – City of Houston (2015 Annexation)**

Tax Year	Projected Assessed Valuation			Projected Revenue							
	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone
2020	\$ 74,768,038	\$ 102,787,143	\$ 28,019,105	2020	2021	0.56792	\$ 155,944	\$ 7,797	\$ 51,981	\$ 96,165	\$ 96,165
2021	\$ 74,768,038	\$ 105,870,757	\$ 31,102,719	2021	2022	0.56792	\$ 173,106	\$ 8,655	\$ 57,702	\$ 106,749	\$ 202,914
2022	\$ 74,768,038	\$ 109,046,880	\$ 34,278,842	2022	2023	0.56792	\$ 190,783	\$ 9,539	\$ 63,594	\$ 117,649	\$ 320,563
2023	\$ 74,768,038	\$ 112,318,286	\$ 37,550,248	2023	2024	0.56792	\$ 208,990	\$ 10,450	\$ 69,663	\$ 128,877	\$ 449,441
2024	\$ 74,768,038	\$ 115,687,835	\$ 40,919,797	2024	2025	0.56792	\$ 227,744	\$ 11,387	\$ 75,915	\$ 140,442	\$ 589,883
2025	\$ 74,768,038	\$ 119,158,470	\$ 44,390,432	2025	2026	0.56792	\$ 247,060	\$ 12,353	\$ 82,353	\$ 152,354	\$ 742,236
2026	\$ 74,768,038	\$ 122,733,224	\$ 47,965,186	2026	2027	0.56792	\$ 266,956	\$ 13,348	\$ 88,985	\$ 164,623	\$ 906,859
2027	\$ 74,768,038	\$ 126,415,221	\$ 51,647,183	2027	2028	0.56792	\$ 287,448	\$ 14,372	\$ 95,816	\$ 177,260	\$ 1,084,119
2028	\$ 74,768,038	\$ 130,207,678	\$ 55,439,640	2028	2029	0.56792	\$ 308,556	\$ 15,428	\$ 102,852	\$ 190,276	\$ 1,274,395
2029	\$ 74,768,038	\$ 134,113,908	\$ 59,345,870	2029	2030	0.56792	\$ 330,296	\$ 16,515	\$ 110,099	\$ 203,683	\$ 1,478,078
2030	\$ 74,768,038	\$ 138,137,325	\$ 63,369,287	2030	2031	0.56792	\$ 352,689	\$ 17,634	\$ 117,563	\$ 217,492	\$ 1,695,569
2031	\$ 74,768,038	\$ 142,281,445	\$ 67,513,407	2031	2032	0.56792	\$ 375,754	\$ 18,788	\$ 125,251	\$ 231,715	\$ 1,927,284
2032	\$ 74,768,038	\$ 146,549,888	\$ 71,781,850	2032	2033	0.56792	\$ 399,510	\$ 19,976	\$ 133,170	\$ 246,365	\$ 2,173,649
2033	\$ 74,768,038	\$ 150,946,385	\$ 76,178,347	2033	2034	0.56792	\$ 423,979	\$ 21,199	\$ 141,326	\$ 261,454	\$ 2,435,103
2034	\$ 74,768,038	\$ 155,474,776	\$ 80,706,738	2034	2035	0.56792	\$ 449,183	\$ 22,459	\$ 149,728	\$ 276,996	\$ 2,712,099
2035	\$ 74,768,038	\$ 160,139,020	\$ 85,370,982	2035	2036	0.56792	\$ 475,142	\$ 23,757	\$ 158,381	\$ 293,004	\$ 3,005,103
2036	\$ 74,768,038	\$ 164,943,190	\$ 90,175,152	2036	2037	0.56792	\$ 501,880	\$ 25,094	\$ 167,293	\$ 309,493	\$ 3,314,596
2037	\$ 74,768,038	\$ 169,891,486	\$ 95,123,448	2037	2038	0.56792	\$ 529,421	\$ 26,471	\$ 176,474	\$ 326,476	\$ 3,641,072
2038	\$ 74,768,038	\$ 174,988,231	\$ 100,220,193	2038	2039	0.56792	\$ 557,787	\$ 27,889	\$ 185,929	\$ 343,969	\$ 3,985,041
2039	\$ 74,768,038	\$ 180,237,877	\$ 105,469,839	2039	2040	0.56792	\$ 587,005	\$ 29,350	\$ 195,668	\$ 361,986	\$ 4,347,027
2040	\$ 74,768,038	\$ 185,645,014	\$ 110,876,976	2040	2041	0.56792	\$ 617,099	\$ 30,855	\$ 205,700	\$ 380,544	\$ 4,727,571
2041	\$ 74,768,038	\$ 191,214,364	\$ 116,446,326	2041	2042	0.56792	\$ 648,096	\$ 32,405	\$ 216,032	\$ 399,659	\$ 5,127,230
2042	\$ 74,768,038	\$ 196,950,795	\$ 122,182,757	2042	2043	0.56792	\$ 680,022	\$ 34,001	\$ 226,674	\$ 419,347	\$ 5,546,577
2043	\$ 74,768,038	\$ 202,859,319	\$ 128,091,281	2043	2044	0.56792	\$ 712,907	\$ 35,645	\$ 237,636	\$ 439,626	\$ 5,986,203
2044	\$ 74,768,038	\$ 208,945,099	\$ 134,177,061	2044	2045	0.56792	\$ 746,778	\$ 37,339	\$ 248,926	\$ 460,513	\$ 6,446,716
2045	\$ 74,768,038	\$ 215,213,451	\$ 140,445,413	2045	2046	0.56792	\$ 781,665	\$ 39,083	\$ 260,555	\$ 482,027	\$ 6,928,743
2046	\$ 74,768,038	\$ 221,669,855	\$ 146,901,817	2046	2047	0.56792	\$ 817,599	\$ 40,880	\$ 272,533	\$ 504,186	\$ 7,432,929
2047	\$ 74,768,038	\$ 228,319,951	\$ 153,551,913	2047	2048	0.56792	\$ 854,611	\$ 42,731	\$ 284,870	\$ 527,010	\$ 7,959,939
2048	\$ 74,768,038	\$ 235,169,549	\$ 160,401,511	2048	2049	0.56792	\$ 892,733	\$ 44,637	\$ 297,578	\$ 550,519	\$ 8,510,458
2049	\$ 74,768,038	\$ 242,224,636	\$ 167,456,598	2049	2050	0.56792	\$ 931,999	\$ 46,600	\$ 310,666	\$ 574,733	\$ 9,085,191
2050	\$ 74,768,038	\$ 249,491,375	\$ 174,723,337	2050	2051	0.56792	\$ 972,443	\$ 48,622	\$ 324,148	\$ 599,673	\$ 9,684,864
							<b>\$ 15,705,185</b>	<b>\$ 785,259</b>	<b>\$ 5,235,062</b>	<b>\$ 9,684,864</b>	



EXHIBIT 3E

Revenue Schedule – City of Houston (2020 Annexation)

Tax Year	Projected Assessed Valuation			Projected Revenue								
	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone	
2020	\$221,227	\$221,227	\$ -	2020	2021	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2021			\$ -	2021	2022	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2022			\$ -	2022	2023	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2023			\$ -	2023	2024	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2024			\$ -	2024	2025	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2025			\$ -	2025	2026	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2026			\$ -	2026	2027	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2027			\$ -	2027	2028	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2028			\$ -	2028	2029	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2029			\$ -	2029	2030	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2030			\$ -	2030	2031	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2031			\$ -	2031	2032	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2032			\$ -	2032	2033	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2033			\$ -	2033	2034	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2034			\$ -	2034	2035	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2035			\$ -	2035	2036	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2036			\$ -	2036	2037	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2037			\$ -	2037	2038	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2038			\$ -	2038	2039	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2039			\$ -	2039	2040	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2040			\$ -	2040	2041	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2041			\$ -	2041	2042	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2042			\$ -	2042	2043	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2043			\$ -	2043	2044	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2044			\$ -	2044	2045	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2045			\$ -	2045	2046	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2046			\$ -	2046	2047	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2047			\$ -	2047	2048	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2048			\$ -	2048	2049	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2049			\$ -	2049	2050	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	
2050			\$ -	2050	2051	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	

EXHIBIT 4A

Revenue Schedule – Houston Independent School District (Original Area + 1995 Annex)

Tax Year	Projected Assessed Valuation				Projected Revenue								
	Base Year Valuation (1995)	Projected Taxable Valuation	Lesser of: Captured Appraised Value (Increment)	Project Plan Appraised Value	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Affordable Housing	Educational Facilities	Net Revenues to Zone	Cumulative Net Revenues to Zone
2020	\$ 156,591,480	\$ 2,275,651,929	\$ 2,119,060,449	\$ 1,101,029,000	2020	2021	1.1367	\$ 12,265,089	\$ 12,500	\$ 4,088,363	\$ 2,330,140	\$ 5,834,086	\$ 5,834,086
2021	\$ 156,591,480	\$ 2,343,921,487	\$ 2,187,330,007	\$ 1,141,091,000	2021	2022	1.1367	\$ 12,711,366	\$ 12,500	\$ 4,237,122	\$ 2,371,261	\$ 6,090,482	\$ 11,924,568
2022	\$ 156,591,480	\$ 2,414,239,131	\$ 2,257,647,651	\$ 1,181,089,000	2022	2023	1.1367	\$ 13,156,930	\$ 12,500	\$ 4,385,643	\$ 2,412,317	\$ 6,346,470	\$ 18,271,038
2023	\$ 156,591,480	\$ 2,486,666,305	\$ 2,330,074,825	\$ 1,222,106,000	2023	2024	1.1367	\$ 13,613,845	\$ 12,500	\$ 4,537,948	\$ 2,454,418	\$ 6,608,978	\$ 24,880,016
2024	\$ 156,591,480	\$ 2,561,266,295	\$ 2,404,674,815	\$ 1,264,166,000	2024	2025	1.1367	\$ 14,082,379	\$ 12,500	\$ 4,694,126	\$ 2,497,591	\$ 6,878,162	\$ 31,758,178
2025	\$ 156,591,480	\$ 2,638,104,283	\$ 2,481,512,803	\$ 1,264,166,000	2025	2026	1.1367	\$ 14,082,379	\$ 12,500	\$ 4,694,126	\$ 2,497,591	\$ 6,878,162	\$ 38,636,341
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								\$ 79,911,989	\$ 75,000	\$ 26,637,330	\$ 14,563,318	\$ 38,636,341	

EXHIBIT 4B

Revenue Schedule – Houston Independent School District (1999 Annexed Area)

Tax Year	Projected Assessed Valuation				Projected Revenue								
	Base Year Valuation (1999)	Projected Taxable Valuation	Lesser of: Captured Appraised Value (Increment)	Project Plan Appraised Value	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Affordable Housing	Educational Facilities	Net Revenues to Zone	Cumulative Net Revenues to Zone
2020	\$ 53,013,840	\$ 328,432,166	\$ 275,418,326	\$ 138,259,500	2020	2021	0.96	\$ 1,300,745	\$ 12,500	\$ 433,582	\$ 424,733	\$ 429,930	\$ 429,930
2021	\$ 53,013,840	\$ 338,285,131	\$ 285,271,291	\$ 144,831,000	2021	2022	0.96	\$ 1,362,570	\$ 12,500	\$ 454,190	\$ 444,921	\$ 450,959	\$ 880,890
2022	\$ 53,013,840	\$ 348,433,685	\$ 295,419,845	\$ 151,402,500	2022	2023	0.96	\$ 1,424,395	\$ 12,500	\$ 474,798	\$ 465,108	\$ 471,988	\$ 1,352,878
2023	\$ 53,013,840	\$ 358,886,695	\$ 305,872,855	\$ 157,963,750	2023	2024	0.96	\$ 1,486,123	\$ 12,500	\$ 495,374	\$ 485,265	\$ 492,984	\$ 1,845,862
2024	\$ 53,013,840	\$ 369,653,296	\$ 316,639,456	\$ 164,525,000	2024	2025	0.96	\$ 1,547,851	\$ 12,500	\$ 515,950	\$ 505,421	\$ 513,980	\$ 2,359,842
2025	\$ 53,013,840	\$ 380,742,895	\$ 327,729,055	\$ 164,525,000	2025	2026	0.96	\$ 1,547,851	\$ 12,500	\$ 515,950	\$ 505,421	\$ 513,980	\$ 2,873,822
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								\$ 8,669,536	\$ 75,000	\$ 2,889,845	\$ 2,830,869	\$ 2,873,822	

EXHIBIT 5A

Revenue Schedule – Houston Community College (Original Area + 1995 Annex)

Tax Year	Projected Assessed Valuation			Projected Revenue							
	Base Year Valuation (1995)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone
2020	\$ 157,081,540	\$ 2,284,098,056	\$ 2,127,016,516	2020	2021	0.100263	\$ 2,089,958	\$ 16,666	\$ 696,653	\$ 1,376,640	\$ 1,376,640
2021	\$ 157,081,540	\$ 2,352,620,998	\$ 2,195,539,458	2021	2022	0.100263	\$ 2,157,287	\$ 16,666	\$ 719,096	\$ 1,421,526	\$ 2,798,165
2022	\$ 157,081,540	\$ 2,423,199,628	\$ 2,266,118,088	2022	2023	0.100263	\$ 2,226,636	\$ 16,666	\$ 742,212	\$ 1,467,758	\$ 4,265,923
2023	\$ 157,081,540	\$ 2,495,895,616	\$ 2,338,814,076	2023	2024	0.100263	\$ 2,298,066	\$ 16,666	\$ 766,022	\$ 1,515,378	\$ 5,781,301
2024	\$ 157,081,540	\$ 2,570,772,485	\$ 2,413,690,945	2024	2025	0.100263	\$ 2,371,638	\$ 16,666	\$ 790,546	\$ 1,564,426	\$ 7,345,728
2025	\$ 157,081,540	\$ 2,647,895,659	\$ 2,490,814,119	2025	2026	0.100263	\$ 2,447,418	\$ 16,666	\$ 815,806	\$ 1,614,946	\$ 8,960,673
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							<b>\$ 13,591,004</b>	<b>\$ 99,996</b>	<b>\$ 4,530,335</b>	<b>\$ 8,960,673</b>	

**EXHIBIT 5B**  
**Revenue Schedule – Houston Community College (1999 Annexed Area)**

Tax Year	Projected Assessed Valuation			Projected Revenue							
	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Affordable Housing	Net Revenues (Excluding Admin & Affordable Housing)	Cumulative Revenues to Zone
2020	\$ 54,694,350	\$ 340,955,925	\$ 286,261,575	2020	2021	0.100263	\$ 281,274	\$ 8,333	\$ 93,758	\$ 179,183	\$ 179,183
2021	\$ 54,694,350	\$ 351,184,603	\$ 296,490,253	2021	2022	0.100263	\$ 291,325	\$ 8,333	\$ 97,108	\$ 185,883	\$ 365,067
2022	\$ 54,694,350	\$ 361,720,141	\$ 307,025,791	2022	2023	0.100263	\$ 301,677	\$ 8,333	\$ 100,559	\$ 192,785	\$ 557,851
2023	\$ 54,694,350	\$ 372,571,745	\$ 317,877,395	2023	2024	0.100263	\$ 312,339	\$ 8,333	\$ 104,113	\$ 199,893	\$ 757,744
2024	\$ 54,694,350	\$ 383,748,897	\$ 329,054,547	2024	2025	0.100263	\$ 323,322	\$ 8,333	\$ 107,774	\$ 207,215	\$ 964,959
2025	\$ 54,694,350	\$ 395,261,364	\$ 340,567,014	2025	2026	0.100263	\$ 334,633	\$ 8,333	\$ 111,544	\$ 214,756	\$ 1,179,715
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							\$ 1,844,570	\$ 49,998	\$ 614,857	\$ 1,179,715	

**Exhibit 6a**  
**Boundary Description – Operations Center**

STATE OF TEXAS           §  
  §  
  §  
COUNTY OF HARRIS       §

Metes & Bounds Description

A tract of land containing 0.3123 Acre, in Unrestricted Reserve "A", Block 1, Emancipation One Center a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687019 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on Film Code No. 687019 of the Map Records of Harris County, Texas)

COMMENCING at the intersection of the northerly right-of-way line of Elgin Street (platted as Elgin Avenue, 80 Feet wide) and the easterly right-of-way line of Emancipation Avenue (80 Feet wide);

THENCE, NORTH 32° 52' 001" EAST, with said easterly right-of-way line, a distance of 10.04 Feet to a point at the southwesterly corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 32° 52' 001" EAST, continuing with said easterly right-of-way line, a distance of 182.08 Feet to a point at the northwesterly corner of this tract;

THENCE, across and through the aforementioned Unrestricted Reserve "A" the following

three (3) courses:

1. SOUTH 57° 08' 00" EAST, a distance of 74.71 Feet to a point at the northeasterly corner of this tract;
2. SOUTH 32° 52' 00" WEST, a distance of 182.08 Feet to a point at the southeasterly corner of this tract;
3. NORTH 57° 08' 00" WEST, a distance of 74.71 Feet to the POINT OF BEGINNING and containing 0.3123 Acre of land.

See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 19-08444  
October 14, 2019



ADDRESS: 2401 ELGIN STREET  
HOUSTON, TEXAS 77004  
ORDERED BY: MARLON MARSHALL

**PLOT PLAN:  
0.3123 ACRE  
BEING PART OF  
UNRESTRICTED RESERVE "A"  
BLOCK 1  
EMANCIPATION ONE CENTER**

A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
UNDER FILM CODE NO. 687019 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

NOTE: PLOT PLAN ONLY. ADDITIONAL IMPROVEMENTS MAY NOT BE SHOWN.  
NOTE: PROPOSED RESIDENCE BASED ON PLANS PROVIDED  
BY: "MAYFLOWER DEVELOPMENT AUTHORITY".  
NOTE: MAY BE SUBJECT TO ZEBU RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
FIRM NO. 4833C 2000 BY  
MMJ REVISION: 01/06/2017  
SCALE: AS SHOWN  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
ACCURACIES OF FEMA MAPS PRESENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: FILM CODE NO. 687019, H.C.M.R.

DRAWN BY: HC

REMNANCE MOSE  
PROFESSIONAL LAND SURVEYOR  
NO. 4881  
JOB NO. 13-0444  
START DATE: 03/10/18  
REVISED: OCTOBER 11, 2019



**PRECISION**  
surveyors

1-800-LANDSURVEY  
WWW.PRECISIONSURVEYORS.COM  
201-496-1588 FAX 201-496-1867 210-829-4941 FAX 210-829-1555  
800 DICKINSON STREET SUITE 100 HOUSTON, TEXAS 77078 1717 HE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
FORM NO. 10063700

**Exhibit 6b**  
**Boundary Description – LULAC 60 Clubhouse (3004 Bagby)**

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO  
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (MIDTOWN)  
CITY OF HOUSTON**

Tract 1 of 1 being a +/- 0.92 acre tract of land, centered on 3004 Bagby St in the O. Smith Abstract 696, City of Houston, Harris County, Texas and being more particularly described by the following: **Beginning** at intersection of east right-of-way of Bagby St and north right-of-way of Anita St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property);

Then generally south southwest along east right-of-way of Bagby St to a point east and in line with south right-of-way line of Avondale St;

Then west across Bagby St and along south right-of-way line of Avondale St to a point due south of west right-of-way line of Baldwin St;

Then north along west right-of-way of Baldwin St to northeast corner of 0.0298 acre tract (TR 1F BLK 6 3000 BALDWIN ST T/H U/R AVONDALE);

Then east by south across Baldwin St to east right-of-way of Baldwin St and north right-of-way of Anita St, same being corner 0.1214 acre tract (TR 1 & TR 12A BLK 6 FAIRGROUNDS);

Then east southeast along north right-of-way of Anita St, across Bagby St to east right-of-way of Bagby St, same being boundary line City of Houston TIRZ No. 2 Midtown (and west corner of +/- 1.43 acre LOVETTE SQUARE CONDO Property), and **point of beginning** of +/- 0.92 acre tract 1 of 1.





**midtown**  
HOUSTON

**Presentation from LULAC**

**C 60, INC.**  
**c/o 502 Avondale Street**  
**Houston, Texas 77006**

October 8, 2020

Mr. Matt Thibodeaux  
Executive Director  
Midtown Redevelopment Authority  
410 Pierce St., Ste. 355  
Houston, Texas 77002

RE: Request for Annexation of Historic LULAC Council 60 Clubhouse into TIRZ 2

Dear Mr. Thibodeaux:

On behalf of the Board of Directors of C60, Inc., we formally request consideration by the Midtown Redevelopment Authority to have the Historic LULAC Council 60 Clubhouse located at 3004 Bagby, annexed into the geographic boundaries of TIRZ 2. It is our position that the objectives of the C60, Inc., a nonprofit organized under the laws of Texas, and its future use of the building complement the strategic goals and objectives of TIRZ 2.

By way of introduction and in support of this request, please find the following information and documentation to facilitate your decision making proceedings:

- 1) History of C60, Inc. – nonprofit organization and the entity that has the building asset under its ownership;
- 2) History of LULAC Council 60 and the House situated at 3004 Bagby, the subject of this request and information used to support requests from funders;
- 3) Copy of Documentation received designating the LULAC Clubhouse a National Treasure by the National Trust for Historic Preservation;
- 4) Copy of the Minutes of the City Council Meeting of October 7, 2020, approving the designation of the Clubhouse as a Protected Landmark in the city of Houston.

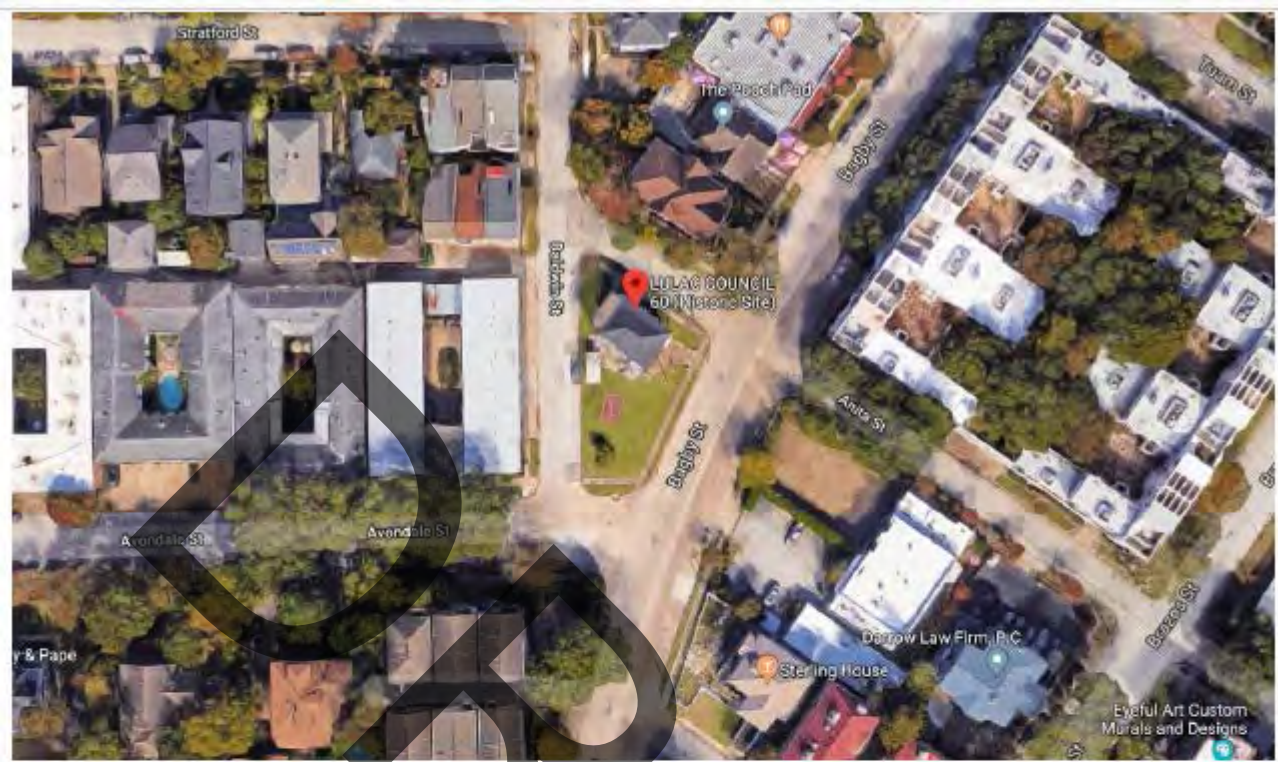
5) Copy of Map showing the location of the Clubhouse in the Midtown area;

It is our understanding that the TIRZ 2 Board will be considering other areas to annex and this is an opportune time for this request to be made as well. Please let us know if you need any further information or documentation to facilitate this consideration of annexation. We once again thank you for your kind support and look forward to a favorable decision by the Board of the TIRZ 2.

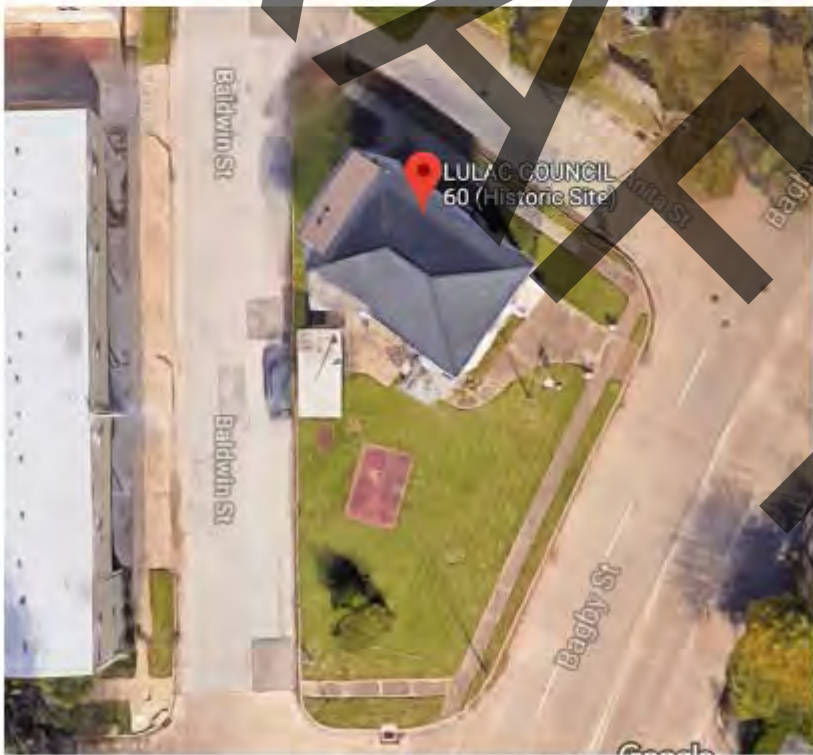
Sincerely,

Ray Valdez (206) 650-1065  
Chair of C 60, Inc.  
LULAC Historic Council 60

DRAFT



File: neighborhood\_2018.JPG



File: Screenshot\_2018-08-01 Google Maps.jpg



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# LULAC Council 60 Clubhouse

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# Texas Historical Commission Marker



**TEXAS HISTORICAL COMMISSION**  
**TEXAS**

**LEAGUE OF UNITED LATIN AMERICAN CITIZENS, COUNCIL 60**

ON FEBRUARY 17, 1929 REPRESENTATIVES FROM THREE ORGANIZATIONS MET IN CORPUS CHRISTI TO MERGE AND FORM THE LEAGUE OF UNITED LATIN AMERICAN CITIZENS (LULAC). THE NEW GROUP SOUGHT TO UNIFY STATEWIDE EFFORTS TO CHALLENGE RACISM AND INEQUITIES TOWARD TEXAS' HISPANIC RESIDENTS, WHILE ALSO PROMOTING PATRIOTISM, EDUCATION AND EQUALITY.

ALTHOUGH NEEDING ONLY TEN MEMBERS TO CHARTER A NEW COUNCIL, MORE THAN 20 HOUSTON MEN MET IN 1934 AT A FILING STATION AND BOOKSTORE AT 74TH AND NAVIGATION TO FORM LULAC COUNCIL 60, OF MAGNOLIA PARK. THE GROUP IMMEDIATELY SET OUT TO ERADICATE LOCAL PREJUDICE AND DISCRIMINATION, AND ADOPTED THE NATIONAL ORGANIZATION'S PRIMARY GOALS: IMPROVING EDUCATION, EMPLOYMENT AND CIVIL RIGHTS. MANY OF THEIR EARLY EFFORTS WERE COMBINED WITH THE LATIN AMERICAN CLUB OF HARRIS COUNTY, WITH WHICH THEY MERGED IN 1939 TO BECOME SIMPLY LULAC COUNCIL 60 OF HOUSTON. LOCAL WORK INCLUDED SECURING JOBS FOR MEXICAN AMERICANS IN WARTIME INDUSTRIES; SIMILAR EFFORTS LATER OPENED THE DOOR TO MEXICAN AMERICANS IN THE CITY'S POLICE AND FIRE DEPARTMENTS.

THE INITIALLY ALL-MALE COUNCIL 60 ORGANIZED THE LULAC WOMEN COUNCIL 22 IN 1948 AND THE JUNIOR LULAC COUNCIL IN 1949. THROUGHOUT THE 1940s AND 1950s, LULAC, AT THE STATE LEVEL, WAS INVOLVED WITH THE AMERICAN G.I. FORUM IN BRINGING CASES BEFORE TEXAS COURTS, WITH ONE, PETE HERNANDEZ V. STATE OF TEXAS, GOING BEFORE THE U.S. SUPREME COURT. THE CASES RESULTED IN ANTI-DISCRIMINATORY DECISIONS, INCLUDING SCHOOL DESEGREGATION AND JURY SELECTION. IN 1955, LULAC 60 MOVED TO A TWO-STORY STUCCO CLUBHOUSE AT 3004 BAGBY. FROM THESE HEADQUARTERS, COUNCIL 60 BEGAN SEVERAL IMPORTANT PROGRAMS, INCLUDING THE "LITTLE SCHOOL OF THE 400," CONSIDERED TO BE A MODEL FOR PROJECT HEAD START, AND SER, WHICH BECAME OPERATION SER/JOB FOR PROGRESS. THE GROUP CONTINUES TO PROVIDE LEADERSHIP FOR THE NATIONAL ORGANIZATION.

## CLUBHOUSE QUICK FACTS

1. Built in 1907 in the Fairgrounds Addition
2. 1955 Purchased by seven trustees for LULAC Council 60's meeting and events
3. Houston restaurateur and LULAC member Felix Tijerina provided additional funding
4. Several LULAC Council 60 members were national presidents during the 1950s and 1960s, headquartered in the Clubhouse
5. Texas Historical Commission Marker placed in 2006
6. By 2013 the Clubhouse fell into disrepair and is in need of restoration and rehabilitation
7. Named a National Treasure by the National Trust for Historic Preservation in 2018

On Saturday afternoon, February 18, 2006, a crowd gathered at the building on 3004 Bagby to unveil a Texas Historical Commission marker in front of the building. The black and silver marker commemorates the activities that emanated from Council 60. In his biography of Felix Tijerina, historian Thomas Kreneck summed up the significance of the LULAC Council 60 Clubhouse, "Given the educational and employment programs that would soon emanate from Council No. 60, the new headquarters became one of the most historic buildings for the city's Hispanic population."



The League of United Latin American Citizens, LULAC, was organized in 1929 in Corpus Christi, Texas, making it the oldest and largest continually operating Hispanic civil rights organization in the United States. In 1934, members of the Houston Mexican American community founded LULAC Council 60. The council members met in various locations for the next two decades. In 1955, seven members of Houston's LULAC Council #60, including Felix Tijerina, a former Council 60 president and LULAC national president, purchased the 2-story house just south of the downtown Houston area to hold chapter meetings and events. They undertook renovations, and held a grand opening on December 17, 1955. Numerous city, state, and national dignitaries attended the ceremony. Historian Thomas Kreneck stated that the Bagby clubhouse became "a center of Mexican American civic activity in Houston."







# LULAC News

Official Organ of the League of United Latin American Citizens

JANUARY, 1958



MISS ISABEL VERVER CONDUCTING ONE OF HER BASIC ENGLISH CLASSES

**IN THIS ISSUE:**

- LULAC WEEK PROCLAMATION
- SUPREME COUNCIL MEETING — MILWAUKEE, WISCONSIN
- IT CAN BE DONE — By GEORGE J. GARZA, Ph. D.

Some of the activities that emerged from the activities inside the Council 60 Clubhouse included the founding of the Little Schools of the 400. This was an effort in 1957 to prepare Mexican American children with a basic English vocabulary before they entered Texas public schools. The program influenced the Bilingual Education Act, Project Head Start, Texas Child Migrant Program, and Title I of the Elementary and Secondary Education Act. SER – Jobs for Progress, also originated with Council 60 in 1965. In 1963, Council 60 hosted the LULAC National Convention at the Rice Hotel in Downtown Houston in late November. On November 21, President John F. Kennedy, Vice President Lyndon Baines Johnson and their wives, Texas Governor John Connolly and Congressman Henry B. Gonzales were guests of honor at the convention, the night before they made the fateful trip to Dallas.

Sadly, today the clubhouse is abandoned, in disrepair, and in danger of demolition. On the 50th Anniversary of the JFK visit to Houston, Texas State Senator Sylvia Garcia said, "We need to restore it, protect it and make sure that building is still there for generations to come." In addition to the deterioration of the Clubhouse, the more than 30 - 40 inches of rainfall that fell in the area during Hurricane Harvey over a 3 - 4-day period, in addition to subsequent rainfall, seriously contributed to the water damage, dry rot, mold and mildew in the Clubhouse.

A lack of collaboration between LULAC councils as the number increased, and cooperation has been inconsistent. In 2010, Council 60 meetings have moved elsewhere and the site has been unoccupied, further adding to the superannuated state of the building. Internal conflict contributed to the building falling in arrears on its tax burden, which exacerbated the neglect since the clubhouse title was held by the seven original owners independent of a LULAC Council. As the owners grew elderly and died, maintenance fell behind. Dry rot and lack of repair has left the building with sizable leaks that threaten the structure from water damage, mold, rot, and deterioration. Pieces of the roof have fallen off, or caved in. Homeless people use the building as a shelter, threatening destruction by fire during cold periods. The plaster encasing the house is also falling off, and various renovations have not preserved the historic state of the house. Most importantly, the Houston Hispanic community is in danger of losing one of its few historic sites. We plan on securing grants and other funding sources to help stabilize, consolidate, and conserve the historic features of the house.

In November 2013, on the 50th Anniversary commemoration of President Kennedy's visit to Houston, there was renewed interest in the restoration of the Clubhouse, as one of the few historic sites for the Houston Hispanic community. In 2016, a local 501 c(3) non-profit, C60, Inc., was formed to conserve and preserve the building. The organization's members include members of LULAC Council 60, descendants of the original owners, and

community members and leaders. On January 30, 2018, the National Trust for Historic Preservation announced that the Clubhouse was one of their National Treasures, and increased local and national attention to the history of the Houston and national Hispanic Community, as well as elevated the history of LULAC Council 60 and its significant role in civil rights efforts, community advocacy, and leadership. The national attention will assist C60, Inc., tremendously with fundraising, grant writing, and community support. These efforts, in turn, will allow C60, Inc. to proceed with a phased assessment and repair of the building. C60, Inc. will be able to fulfill Senator Garcia's clarion call to "restore it, protect it and make sure that building is still there for generations to come." Additionally, American Express also provided a grant of \$140,000 to help with the restoration and renovation efforts.







## Projected Phases

Our partnership with the National Trust for Historic Preservation will allow us to hire a structural engineer and preservation specialists to inform our next steps, but tentatively our plan of restoration is divided into six phases:

- **Phase 1:** Inspect roof for problems, repair damage to roof, deck and sheathing, underlayment, fascia, eaves, and soffit. Install any vents, gutters and downspouts, as necessary to prevent further damage to the interior and exterior of the house
- **Phase 2:** Inspect framing for mold, mildew, and dry rot, including exterior walls, interior joists, subfloors, eaves, foundation support, door and window trims. Prepare remediation and stabilization report.
- **Phase 3:** Remove stucco from house and stabilize and repair framing, and other problems identified in report. Replace exterior walls with vertical siding. Install new subfloors and ceilings.
- **Phase 4:** Plan interior renovation according to available blueprints, plans, photos, etc., to bring house into compliance to 1955 interior, bring electrical, water, networking, and other utility services to code.
- **Phase 5:** Execute interior renovations.
- **Phase 6:** Modify any external features to historic guidelines consistent with home's period.

C60, Inc., also plans to continue the work of community historic preservation and education by serving as a case study and consulting organization for other underserved communities who want to preserve their heritage and historic sites.

C60, Inc. has begun dialog with various community stakeholders and politicians, including city officials, LULAC district leadership, local preservation professionals, and community leaders in order to develop a plan for the project's completion and continued use as an educational and historic site. C60, Inc. is partnering with local universities and the Metropolitan Research Center at the Houston Public Library and their Mexican American Collection archivist. The nonprofit will document its efforts via Facebook and a webpage, and share historical information about the Council 60 Clubhouse. C60, Inc. is also working with the Texas Historical Commission to seek restoration and rehabilitation grants.

We anticipate the total cost of repair, restoration, and rehabilitation of the Clubhouse, following will run nearly \$500,000. We, therefore, respectfully request \$300,000 to properly address the severe damage the Clubhouse has sustained as a result of the deterioration and the water damage by Hurricane Harvey.



Good Afternoon Mayor Turner and esteemed Council Members.

I am Ray Valdez, Past President of, **League of United Latin American Citizens**, Historic Council 60 and Chair of C 60, Inc.

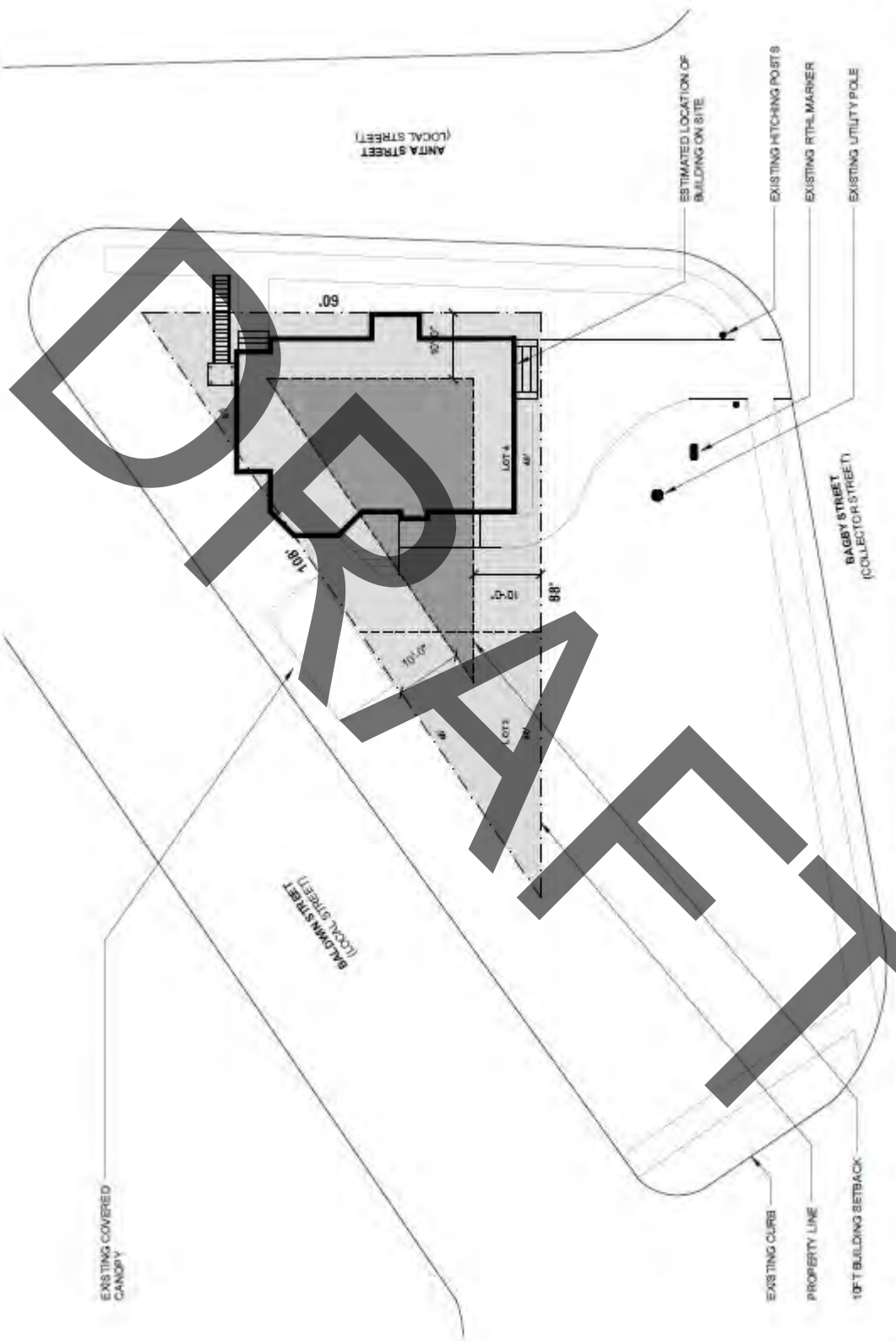
**C 60, Inc** is the **501c3**, non-profit established by LULAC Council 60 to Protect the **First**, and now **the Last remaining**, LULAC Clubhouse in the Country.

The LULAC Clubhouse has been the site where Houston's Hispanic Leaders have met to address issues of **Local** and **National** Importance.

In 2018, The National Trust for Historic Preservation recognized the **LULAC Council 60 Clubhouse** as a **National Treasure** because of its **National Significance** to the **Mexican American Civil Rights Movement**.

Your support will not only help to save the LULAC Clubhouse, **more importantly**, it will ensure that its History will be **preserved** and **available** for **Future generations of Houstonians**.

Thank you.



EXISTING COVERED  
CANOPY

BLAINE STREET  
(LOCAL STREET)

ANITA STREET  
(LOCAL STREET)

108'

.60

10'-0"

88'

LOT 3

LOT 4

ESTIMATED LOCATION OF  
BUILDING ON SITE

EXISTING CURB

PROPERTY LINE

10FT BUILDING SETBACK

EXISTING HITCHING POSTS

EXISTING RTTL MARKER

EXISTING UTILITY POLE

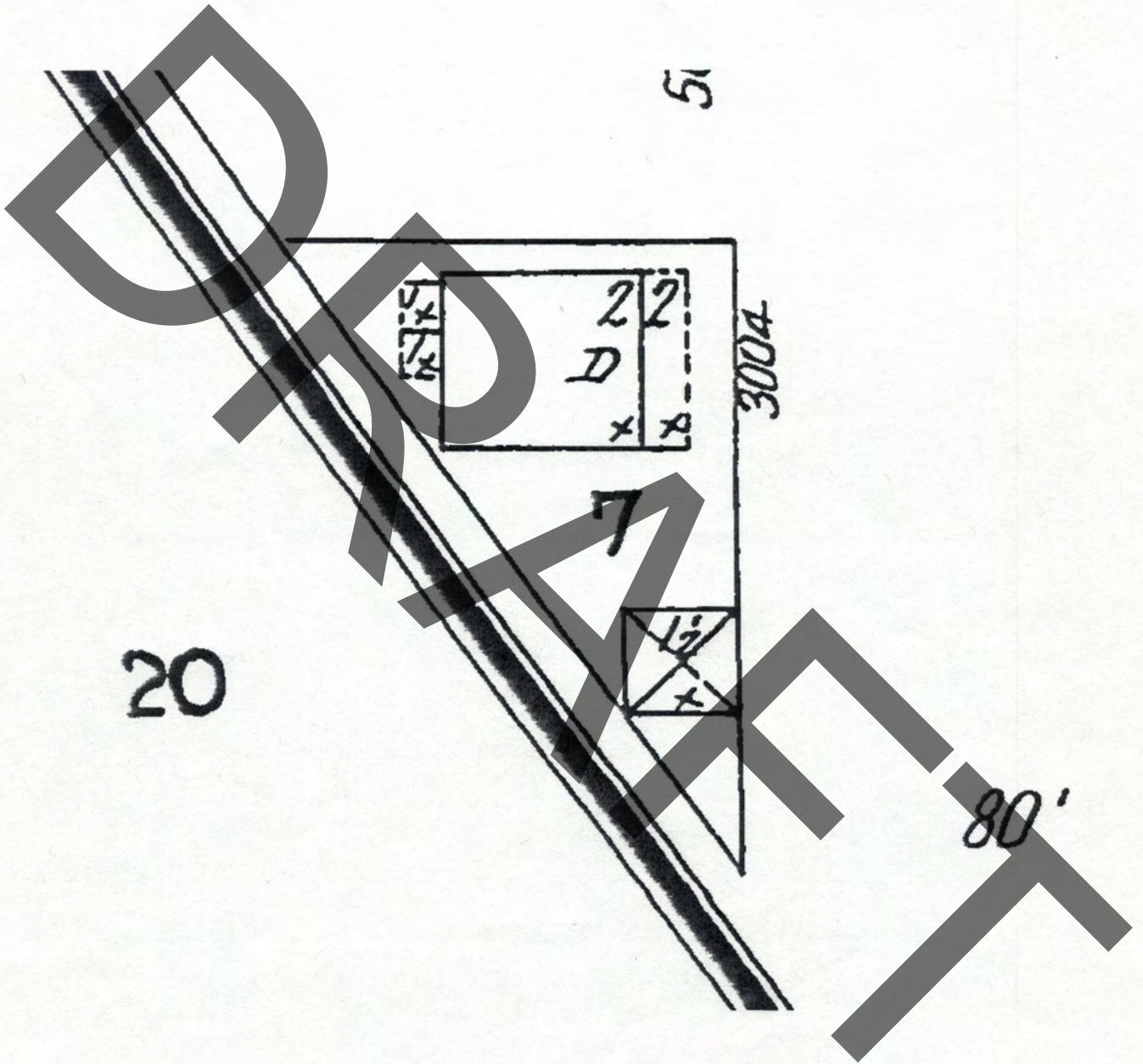
BAGBY STREET  
(COLLECTOR STREET)

**LULAC Council 60 CLUBHOUSE - ENLARGED EXISTING SITE PLAN**  
 KERRY GOELZER ASSOCIATES, ARCHITECTS

SCALE: 1" = 20'-0"

DATE JULY 2018

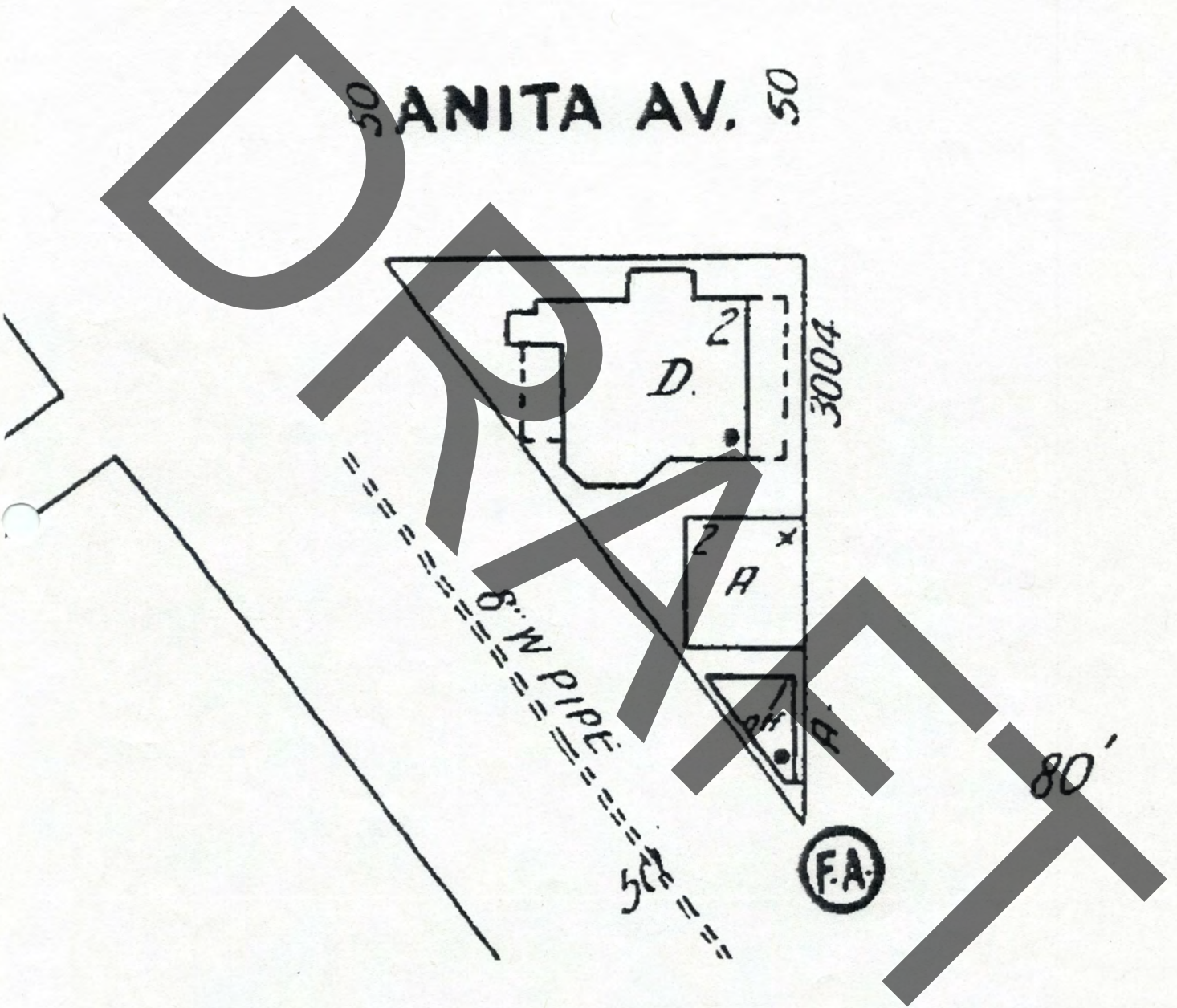
1907





1924



50 SANITA AV. 50

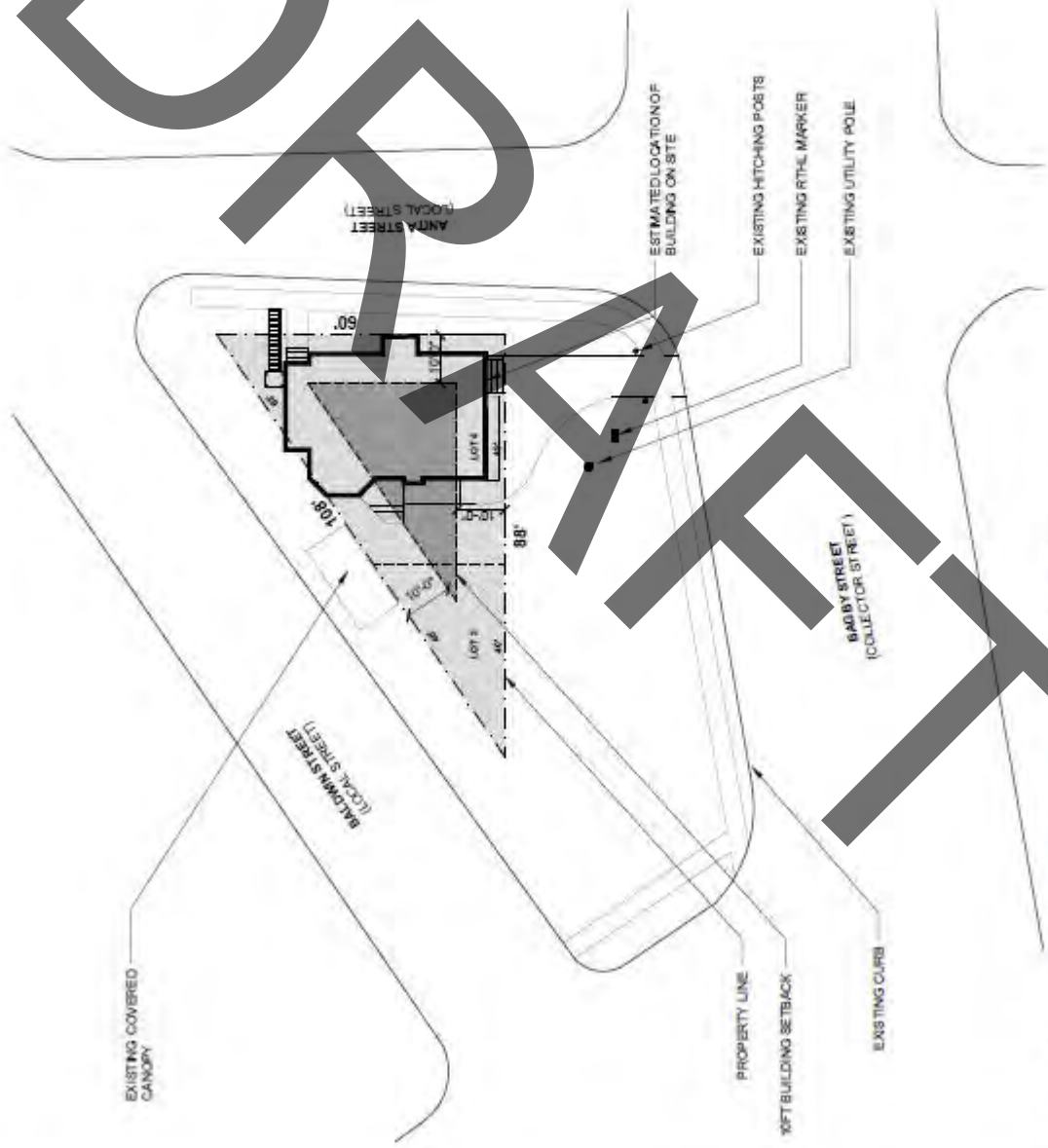




NOTES:

- 1. DIMENSIONS OF EXISTING STRUCTURE ARE FOR PRELIMINARY INVESTIGATION. FIELD VERIFY BEFORE BEGINNING CONSTRUCTION.
- 2. CURRENT SITE INFORMATION IS PRELIMINARY. A SURVEY IS REQUIRED FOR MORE ACCURATE INFORMATION.
- 3. SEE SECTION 4 - SITE & AREA INFORMATION FOR DIAGRAMS USED TO DETERMINE APPROXIMATE LOCATION OF BUILDING ON SITE.

-  PROPERTY AREA = 2700 SF
-  BUILDING AREA = +/- 710 SF



LULAC Council 60 CLUBHOUSE - EXISTING SITE PLAN

KERRY GOELZER ASSOCIATES, ARCHITECTS

SCALE: 1/32" = 1'-0" DATE: JULY 2018



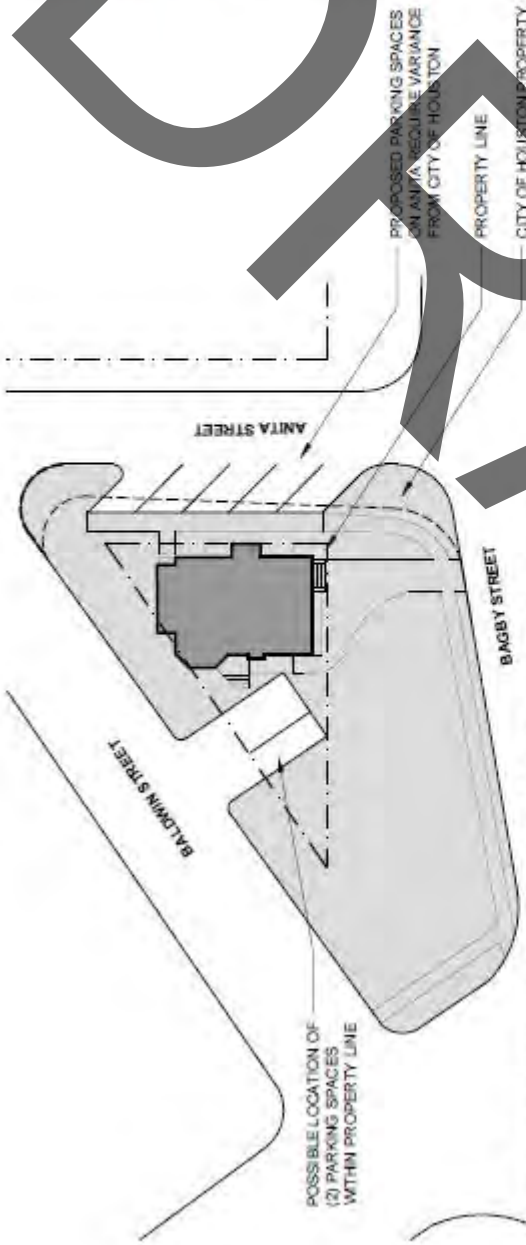
Source: City of Houston P&D Department

SUBDIVISION PLAT: Fairgrounds  
 LULAC Site: Lots 3 & 4, Block 7

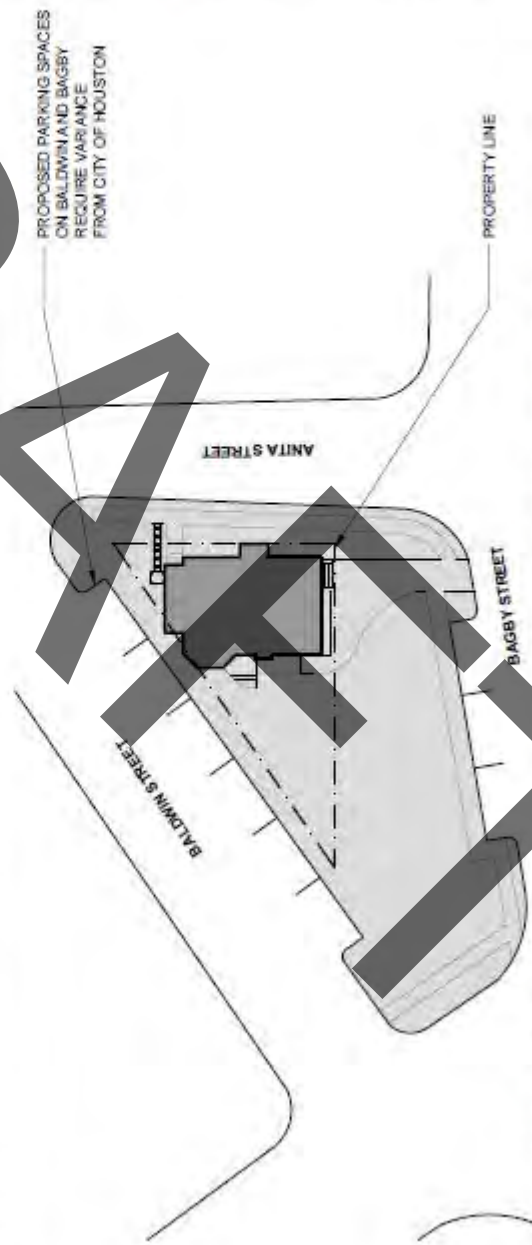


LULAC Council 60 CLUBHOUSE

SUBDIVISION PLAT



**1** HEAD-IN PARKING ON BALDWIN ST AND ANITA ST



**2** PARALLEL ON-STREET PARKING ON BAGBY ST AND BALDWIN ST

**PARKING REQUIREMENTS:**

- OFFICE / GALLERY - FIRST FLOOR
- OFFICE - SECOND FLOOR:
- 5 PARKING SPACES
- 3 PARKING SPACES (40% REDUCTION)
- RETAIL - FIRST FLOOR
- OFFICE - SECOND FLOOR (SEE NOTE 4):
- 6 PARKING SPACES
- 4 PARKING SPACES (40% REDUCTION)
- FOOD AND BEVERAGE - FIRST FLOOR
- OFFICE - SECOND FLOOR (SEE NOTE 4):
- 6 - 13 PARKING SPACES
- 4 - 8 PARKING SPACES (40% REDUCTION)
- \*DEPENDS ON FOOD SERVICE TYPE

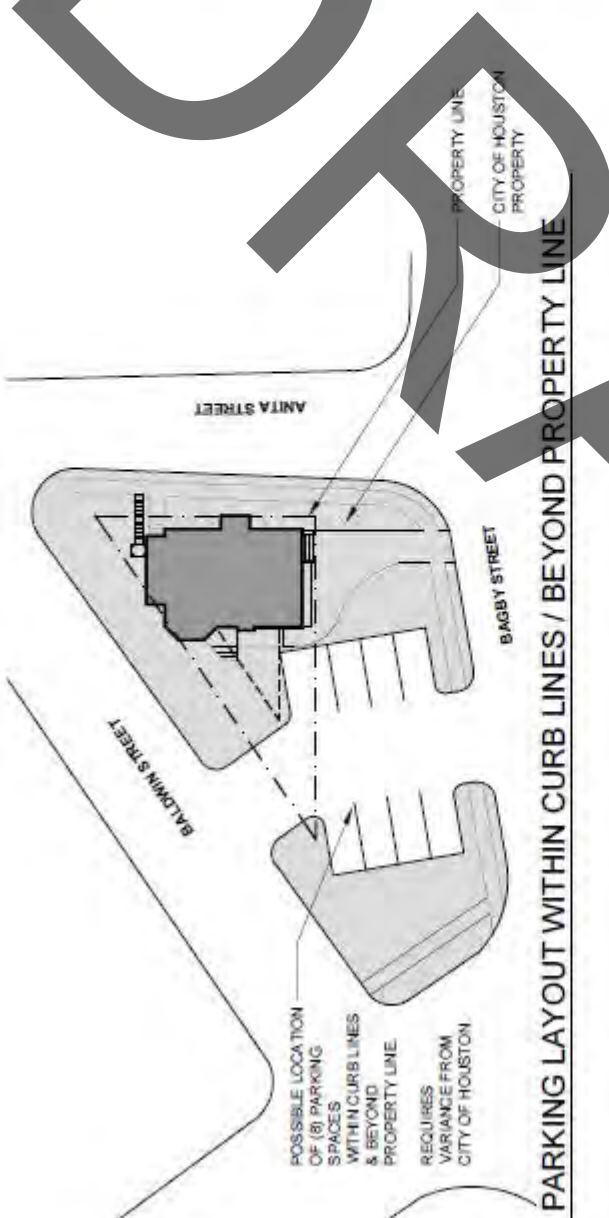
**RESIDENCE:**

- 2 PARKING SPACES

**NOTES:**

1. CURRENT SITE INFORMATION IS PRELIMINARY. A SURVEY IS REQUIRED FOR MORE ACCURATE INFORMATION.
2. SEE SECTION 4 - SITE & AREA INFORMATION FOR DIAGRAMS USED TO DETERMINE APPROXIMATE LOCATION OF BUILDING ON SITE.
3. PARKING SPACE REQUIREMENTS CAN BE REDUCED BY 40% IF BUILDING IS COH HISTORIC LANDMARK.
4. REQUIRED PARKING WOULD INCREASE IF SECOND FLOOR WERE OTHER THAN OFFICE OCCUPANCY OR IF ACCESS TO SECOND FLOOR WERE NO LONGER INDEPENDENT FROM FIRST FLOOR.



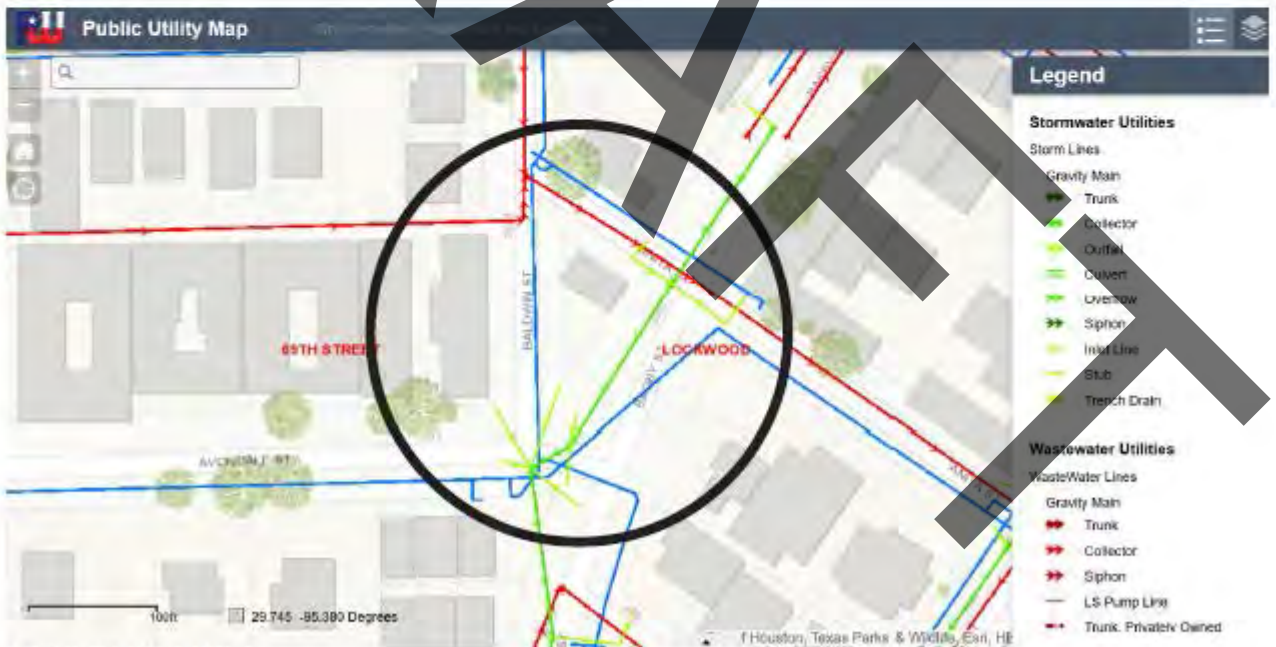


**3** PARKING LAYOUT WITHIN CURB LINES / BEYOND PROPERTY LINE

**NOTES (CONTINUED):**

- 5. REQUIRED PARKING CAN BE OFF SITE IF:
  - WITHIN 500' OF PROPERTY
  - 25% WITHIN 800' (OR 1000' IF APPROVED BY DIRECTOR) FOR FOOD AND BEVERAGE
  - 75% WITHIN 1000' WITH VALET & REMAINING 25% WITHIN 250' SPACES ARENT REQUIRED FOR OTHER BUILDINGS/TRACTS
- 6. OFF SITE PARKING DISTANCES ARE MEASURED ALONG PEDESTRIAN ROUTE.
- 7. (1) REQUIRED PARKING SPACE CAN BE SUBSTITUTED WITH (4) BIKE SPACES UP TO 10% OF TOTAL PARKING SPACES.





PUBLIC UTILITIES

Water lines

File: Gims utility map.pdf







**midtown**  
HOUSTON

# **Affordable Housing**



For Accounting Use Only  
 SCO \_\_\_\_\_  
 Mat \_\_\_\_\_  
 BS \_\_\_\_\_  
 Total \_\_\_\_\_



**ARCH·CON<sup>®</sup>**  
**CORPORATION**  
**PRIME CHANGE PROPOSAL FORM**

Project	Affordable Housing Oper
Job Number	1905004
Phase	0-00-0000-00
Project Manager	Corey Englade
Project Coordinator	Sandra Sanchez

Change Proposal # 10

Description: At the request of the Owner's representative, Arch-Con is only requesting additional calendar days due to the extended period of time it took CenterPoint Energy to complete their work. The additional general conditions will be evaluated at a later date.

Breakdown	Cost
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Schedule Impact:

Yes   
 No

Current Substantial  
 Completion Date: 12/1/2020

Calendar Days: 36

Revised Substantial  
 Completion Date: 1/6/2021

Approved   
 Rejected

Subtotal		\$	-
GL Insurance	0.75%	\$	-
BR Insurance	0.25%	\$	-
Safety	0.40%	\$	-
OH & Profit	15.00%	\$	-
Sales Tax	0.00%	\$	-
Total		\$	-

Owner Representative \_\_\_\_\_ Date \_\_\_\_\_

Architect/Engineer \_\_\_\_\_ Date \_\_\_\_\_

**Corey Englade** **10/8/20**

Arch-Con Corporation \_\_\_\_\_ Date \_\_\_\_\_



August 26, 2020

Marlon Marshall  
Midtown Redevelopment Authority  
410 Pierce, Suite 355  
Houston, TX 77002

Re: Center Point Permanent Power Delay Request

Dear Marlon,

As noted in previous emails, Arch-Con's construction schedule was impacted by CenterPoint Energy's tardiness with regard to the completion of underground power installation and specifically removal of the overhead power lines located along both Elgin and Emancipation Blvd. By not removing these overhead lines in a timely fashion, the construction of the Office Building skin systems (exterior stud framing, sheathing, waterproofing, and curtain wall/glazing system) could not proceed. These systems were not initially on the critical path, but due to the power lines not being removed, we were unable to start this work early and all free float for these activities was eventually used up. The point in time when the skin work had to commence by was June 1<sup>st</sup>. CenterPoint did not remove the overhead power lines until the July 4<sup>th</sup> holiday weekend. As such, Arch-Con will be requesting an additional 36 calendar days be added to the project time.

In addition, Arch-Con would like to reserve the right to request an additional month of general conditions for the month of June (*in the event that we are not able to complete the project according to the current schedule*).

So as not to impact the overall project cost, Arch-Con suggests reserving the anticipated buyout savings from the Operable Wall Allowance to use as an offset for our lost general conditions

Operable Wall Allowance	\$150,000
<u>Actual Operable Wall Cost (see attachment)</u>	<u>&lt;\$51,600&gt;</u>
Initial Operable Wall Savings	\$98,400
<u>General Conditions Overage due to CP delays (see attachment)</u>	<u>&lt;\$95,350&gt;</u>
<b>Anticipated Final Operable Wall Savings Credit if GC's required</b>	<b>\$3,050</b>

Thank you,  
Arch-Con Corporation

William Nelson  
Senior Project Manager

ACCEPTED AND AGREED TO:  
Midtown Redevelopment Authority.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Cc: [marlonm@houstonmidtown.com](mailto:marlonm@houstonmidtown.com)  
[zk martin22@gmail.com](mailto:zk martin22@gmail.com)  
[jkraft@arch-con.com](mailto:jkraft@arch-con.com)  
[cenglade@arch-con.com](mailto:cenglade@arch-con.com)

For Accounting Use Only
SCO _____
Mat _____
BS _____
Total _____



**PRIME CHANGE PROPOSAL FORM (FOR NEW CONSTRUCTION PROJECTS)**

Date	07/07/20
Project	Affordable Housing Operations
Job Number	1905004
Accounting Phase	1-05-0000-00,1-05-1000-00
Project Manager	Corey Englade
Project Coordinator	Sandra Sanchez

Change Proposal # 12 Davit Steel

Description: Additional steel required in order to securely support the roof top davits.

Breakdown	Cost
1 Eagle Fabricators	\$8,311
2 Steel Co	\$7,810
3	
4 General Liability and Safety (1.15%)	\$185
5 Builder's Risk	\$47
6 Bond	\$94

Schedule Impact

Y \_\_\_\_\_ Calendar Days: \_\_\_\_\_  
 N X Revised Substantial  
 TBD Completion Date: \_\_\_\_\_

Subtotal	\$	16,447
OH&P	\$	-
<b>Total</b>	<b>\$</b>	<b>16,447</b>

Approved   
 Rejected

\_\_\_\_\_  
 Owner's Representative Date  
**Corey Englade** 10/26/20  
 Arch-Con Corporation Date



# EAGLE FABRICATORS, INC.



Rio Grande Valley Mission, TX 78572  
5522 Shirley Ln. Houston, TX 77032  
PO Box 11669 Houston, TX 77293

Phone: 281-442-8787  
Fax: 281-442-9727  
Email: [sales@eaglefabsteel.com](mailto:sales@eaglefabsteel.com)

## CHANGE ORDER REQUEST #003

**REVISION: #1**

**DATE:** April 22, 2020

**CONTRACTOR:** ArchCon Corporation  
**ATTN:** Corey Englade / Mark Winkler / William Nelson  
**PROJECT:** Affordable Housing Operation

**REASON FOR CHANGE:** Additional materials required for added window washing support steel.

**SCOPE OF WORK:** This change will include material, labor, detailing and freight.

**DRAWINGS:** RE: Window Washing System Shop Drawings.

### INCLUSIONS:

Material: (3812#)	\$ 3,621.00
Labor: (26 Hrs.)	\$ 1,352.00
Detailing: (19 Hrs.)	\$ 1,425.00
Freight: (To Site)	\$ 275.00
<hr/>	
SUB-TOTAL (FAB.)	\$ 6,673.00
10% OVERHEAD/PROFIT	\$ 667.00
<hr/>	
SUB-TOTAL (FAB.)	\$ 7,340.00

**EXCLUSIONS:** REFER TO BASE BID PROPOSAL FOR ALL OTHER STD. EXCLUSIONS, ANY ENGINEERING AND/OR TESTING

**TOTAL (ADD) \$ 7,340.00 TAX NOT INCLUDED**

THIS PRICE IS GOOD FOR 15 DAYS ONLY! NO DETAILING OR FABRICATION WILL PROCEED UNTIL THIS CHANGE ORDER IS ACCEPTED IN WRITING.

**ACCEPTED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



# EAGLE FABRICATORS, INC.



Rio Grande Valley Mission, TX 78572  
5522 Shirley Ln. Houston, TX 77032  
PO Box 11669 Houston, TX 77293

Phone: 281-442-8787  
Fax: 281-442-9727  
Email: [sales@eaglefabsteel.com](mailto:sales@eaglefabsteel.com)

## CHANGE ORDER REQUEST #008

**REVISION: #0**

**DATE:** June 22, 2020

**CONTRACTOR:** ArchCon Corporation  
**ATTN:** Corey Englade / Mark Winkler / William Nelson  
**PROJECT:** Affordable Housing Operation

**REASON FOR CHANGE:** Additional materials required for davit supports steel

**SCOPE OF WORK:** This change will include material, labor, detailing and freight.

**DRAWINGS:** RE: RFI 073

### INCLUSIONS:

Material: (324#)	\$ 275.00
Labor: (4 Hrs.)	\$ 208.00
Detailing: (2 Hrs.)	\$ 150.00
Freight: (To Site)	\$ 250.00
<hr/>	
SUB-TOTAL (FAB.)	\$ 883.00
10% OVERHEAD/PROFIT	\$ 88.00
<hr/>	
SUB-TOTAL (FAB.)	\$ 971.00

**EXCLUSIONS:** REFER TO BASE BID PROPOSAL FOR ALL OTHER STD. EXCLUSIONS, ANY ENGINEERING AND/OR TESTING

**TOTAL (ADD) \$ 971.00 TAX NOT INCLUDED**

THIS PRICE IS GOOD FOR **15** DAYS ONLY! NO DETAILING OR FABRICATION WILL PROCEED UNTIL THIS CHANGE ORDER IS ACCEPTED IN WRITING.

**ACCEPTED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Main Office  
21966 Adams St.  
Porter, TX 77365



Phone: 281-354-9000  
Fax: 281-825-4155  
www.steelco.co

## Request for Change Order

To: Arch-Con Corporation  
1335 West Gray Street, #300  
Houston, TX 77019  
Project: Affordable Housing Campus

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RFC No: 002  
Date: 4/23/2020  
Description: Davits were NIC but, were requested to be done on T&M. 32 Locations.

Please view tickets 9090 & 9093 for hour and price breakdown.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

This Request \$7,809.72

Authorized Signature: \_\_\_\_\_

Steelco, Inc.

Date: \_\_\_\_\_

4/23/20

Authorized Signature: \_\_\_\_\_

Arch-Con Corporation

Date: \_\_\_\_\_

# FIELD CHANGE ORDER

STEELCO, INC.  
21966 Adams St.  
Porter, Tx 77365

Phone 281-354-9000  
Fax 281-442-2288

FIELD CHANGE ORDER NUMBER

9090

Project Name: <i>Affordable Housing</i>	Steelco, Inc. Project Number: <i>19-020</i>
Project Address: <i>N 3131 Emancipation</i>	Date Work Performed: <i>04/22/2020 / 04/23/2020</i>
Name of Owner/Contractor Requesting Work: <i>ARCIS-CON</i>	Reference:
Name of Owner's/Contractor's Authorized Representative: <i>MARK WINKLE</i>	Steelco, Inc. Authorized Representative: <i>NOE LAZARIN</i>
Title: Superintendent ( ) Project Manager ( ) Owner Rep. ( )	Title: Project Superintendent ( ) Project Manager ( )

**NOTE: (This Section to be completed by Owner's/Contractor's Authorized Representative)**

### REPORT OF UNSATISFACTORY STRUCTURAL MEMBER

( 1 ) Contractor Responsible for Non-Compliance

( 2 ) Location of Non-Compliance

( 3 ) Non-Compliance  
This member is not satisfactory for the following reason:

( 4 ) Repair Method Directive *WE DID INSTALL KIKERS ON DEWIT BASE LEVEL 5 AND ROOF @ 32 LOCATIONS*

### REQUEST DUE TO DELAYS CAUSED BY OTHERS

( 1 ) Contractor Responsible for Delay

( 2 ) Reason For Delay

( 3 ) Request

**NOTE: (This Section to be completed by Steelco, Inc. Authorized Representative)**

### LABOR, MATERIAL & EQUIPMENT ASSOCIATED WITH FIELD CHANGE ORDER

Superintendent/Foreman	<u>1</u>	Each X \$ <u>68.22</u>	Per Hour X <u>18</u>	Hours = \$ <u>1,227.96</u>
Ironworker/Welder	<u>4</u>	Each X \$ <u>56.83</u>	Per Hour X <u>18</u>	Hours = \$ <u>4,091.76</u>
Crane Operated & Maintained		Each X \$	Per Hour X	Hours = \$
Personnel Lift	<u>2</u>	Each X \$ <u>35.00</u>	Per Hour X <u>18</u>	Hours = \$ <u>1,260.00</u>
Welder Machine	<u>3</u>	Each X \$ <u>20.00</u>	Per Hour X <u>18</u>	Hours = \$ <u>1,080.00</u>
Cutting Torch	<u>1</u>	Each X \$ <u>15.00</u>	Per Hour X <u>10</u>	Hours = \$ <u>150.00</u>
		Each X \$	Per Hour X	Hours = \$

### A) TOTAL MANHOUR DISRUPTION TO BASE CONTRACT

B) TOTAL CHARGES ASSOCIATED WITH FCO \$ 7,809.72

### APPROVAL

By signing below, Owner's/Contractor's Authorized Representative hereby Requests and Authorizes Steelco, Inc. to perform all tasks as described in this Field Change Order and furthermore Authorizes Payment for the associated charges reflected on line B) above.

Signature of Owner's/Contractor's Authorized Representative: <i>[Signature]</i>	Signature of Steelco, Inc. Authorized Representative: <i>[Signature]</i>
Title: Superintendent ( ) Project Manager ( ) Owner Rep. ( )	Title: Project Superintendent ( ) Project Manager ( )

# FIELD CHANGE ORDER

STEELCO, INC.  
21966 Adams St.  
Porter, Tx 77365

Phone 281-354-9000  
Fax 281-442-2288

FIELD CHANGE ORDER NUMBER

9093

Project Name: <u>APPROPRIATE HOUSING</u>	Steelco, Inc. Project Number: <u>19-020</u>
Project Address: <u>3131 Remondifin</u>	Date Work Performed: <u>04/23/2020/04/27/2020/04/28/2020/04/29/2020</u>
Name of Owner/Contractor Requesting Work: <u>Arch-COV</u>	Reference:
Name of Owner's/Contractor's Authorized Representative: <u>Mark Wink</u>	Steelco, Inc. Authorized Representative: <u>NOE LAZARIN</u>
Title: Superintendent (X) Project Manager ( ) Owner Rep. ( )	Title: Project Superintendent ( ) Project Manager ( )

**NOTE: (This Section to be completed by Owner's/Contractor's Authorized Representative)**

**REPORT OF UNSATISFACTORY STRUCTURAL MEMBER**

( 1 ) Contractor Responsible for Non-Compliance

( 2 ) Location of Non-Compliance

( 3 ) Non-Compliance  
This member is not satisfactory for the following reason:

( 4 ) Repair Method Directive WE WELDING WALKER ON DEWIT BASE 5TH FLOOR ROOF

**REQUEST DUE TO DELAYS CAUSED BY OTHERS**

( 1 ) Contractor Responsible for Delay NIC

( 2 ) Reason For Delay VIEW TICKET 9090

( 3 ) Request

**NOTE: (This Section to be completed by Steelco, Inc. Authorized Representative)**

**LABOR, MATERIAL & EQUIPMENT ASSOCIATED WITH FIELD CHANGE ORDER**

Superintendent/Foreman	<u>1</u>	Each X \$ _____	Per Hour X _____	Hours = \$ _____
Ironworker/Welder	<u>3</u>	Each X \$ _____	Per Hour X _____	Hours = \$ _____
Crane Operated & Maintained	_____	Each X \$ _____	Per Hour X _____	Hours = \$ _____
Personnel Lift	<u>2</u>	Each X \$ _____	Per Hour X _____	Hours = \$ _____
Welder Machine	<u>3</u>	Each X \$ _____	Per Hour X _____	Hours = \$ _____
Cutting Torch	_____	Each X \$ _____	Per Hour X _____	Hours = \$ _____
_____	_____	Each X \$ _____	Per Hour X _____	Hours = \$ _____

**A) TOTAL MANHOUR DISRUPTION TO BASE CONTRACT**

**B) TOTAL CHARGES ASSOCIATED WITH FCO** \$ \_\_\_\_\_

**APPROVAL**

By signing below, Owner's/Contractor's Authorized Representative hereby Requests and Authorizes Steelco, Inc. to perform all tasks as described in this Field Change Order and furthermore Authorizes Payment for the associated charges reflected on line B) above.

Signature of Owner's/Contractor's Authorized Representative: <u>[Signature]</u>	Signature of Steelco, Inc. Authorized Representative: <u>[Signature]</u>
Title: Superintendent ( ) Project Manager ( ) Owner Rep. ( )	Title: Project Superintendent ( ) Project Manager ( )



For Accounting Use Only  
 SCO \_\_\_\_\_  
 Mat \_\_\_\_\_  
 BS \_\_\_\_\_  
 Total \_\_\_\_\_



**ARCH-CON**  
 CONSTRUCTION

**PRIME CHANGE PROPOSAL FORM (FOR NEW CONSTRUCTION PROJECTS)**

Date	10/21/20
Project	Affordable Housing Operations
Job Number	1905004
Accounting Phase	1-09-2200-00, 1-07-1000-00, 1-08-
Project Manager	Corey Englade
Project Coordinator	Sandra Sanchez

Change Proposal # 17 Level 5 Revisions - Window Modification

Description: Revisions made to the Level 5 Balcony Exterior Skin

Breakdown	Cost
1 Masyer Corp	\$32,425
2 Diversified Thermal	\$3,050
3 Southwest Glass	\$19,095
4 Steel Co	\$23,336
5 General Liability and Safety (1.15%)	\$896
6 Builder's Risk	\$229
7 Bond	\$869

Schedule Impact  
 Y X Calendar Days: TBD  
 N Revised Substantial  
 TBD Completion Date:

Subtotal	\$	79,900
OH&P	\$	4,794
<b>Total</b>	<b>\$</b>	<b>84,694</b>

Approved   
 Rejected

Owner's Representative \_\_\_\_\_ Date \_\_\_\_\_  
**Corey Englade** **10/21/20**  
 Arch-Con Corporation Date



P.O. Box 925338  
Houston, TX 77292  
Phone: 281-753-9156  
Email: mhopkins@masyer.com

To: Arch-Con Corp : Cory Englade                      10-12-2020  
Re: Affordable Housing - CCPPI - Level 5 ASI-014  
Drawings Dated 9-18-20

DEMO & Drywall -Bid Amount - \$29,950.00  
If Additional Engineering is Needed Add \$2,475.00

Scope- Materials / Labor / Certified Payroll / No Sales Tax /

**Inclusions**

1. 100% MBE / HUB
2. Boom Lifts
3. Demo Ext. Sheathing, & Structural CFMF Framing for New Windows.
4. Infill New Structural Wall& Install New Sheathing
5. Install Wood Blocking @ Parapet, & New Openings
6. Wages Based on Davis Bacon Rates Harris County 2-14-20

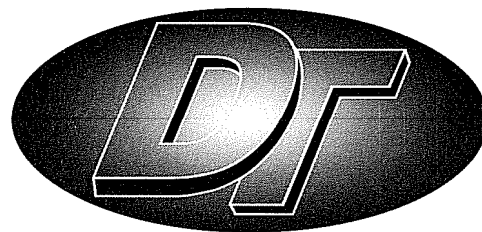
**Exclusions**

1. Installation of Dr. or Window Frames
2. Rigid Insulation, & Ext. Moisture Barriers

Thanks  
Bob Hopkins

**Diversified Thermal**

6727 Signat Houston, Texas 77041  
Office (713) 896-6801 Fax (713) 896-6842



August 13, 2020

**SUBJECT: Waterproofing and Insulation Bid Letter**  
**PROJECT: Affordable Housing Operations Center**

We are pleased to submit our proposal for the following scope of work on the above referenced project based on RFI

**FLASHING**

**Inclusions:** Windows on level 5 being replaced:  
*Metal flashing at perimeter or windows*  
*Rubberized flashing at punched openinigs*

**Exclusions:** Patching or repairing of substrate to receive flashing, copper flashing, and any other work not mentioned above.

**\$ 3,050.00**

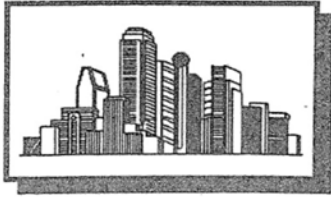
Excludes lifts.  
Furnished and installed.

Please note: This proposal may be withdrawn by us if not accepted within 90 days.

If you have any questions, please feel free to contact me.

Sincerely,

David Wisnowski  
Diversified Thermal  
P# 713-896-6801



**SOUTHWEST GLASS OF HOUSTON**

3020 GREENS ROAD  
HOUSTON, TX 77032

OFFICE (281) 590-3500 (281) 590-3503 FAX

<b>PROPOSAL #</b>	<b>2002.4</b>
DATED :	9/28/2020
VALID FOR :	<b>30-DAYS</b>

**PROJECT: AHOC – Client Requested Revision**

WE PROPOSE TO FURNISH AND INSTALL MATERIALS AS DESCRIBED BELOW IN ACCORDANCE WITH:

- ARCHITECTURAL PLANS : ASI 014 DATED 9/18/20
- SPECIFICATIONS : Contract Specifications
- ADDENDA : -
- AS PREPARED BY : KIRKSEY

**FOR THE SUM OF : \$ 19,095**

**SCOPE - OF - WORK**

Combine 3 Northwest Punched Opening Elevations into 1 Window Elevation **\$ 9,275**

- 15'-0 x 10'-0 Punched Opening with Intermediate Verticals
- Maximum Module Widths Not to Exceed 7'-6"
- Deep Face Covers at Perimeter
- Demo Existing Windows

Additional Curtainwall on Level 5 Balcony **\$ 9,820**

- Add 11'- 4" x 10'-0" Curtain Wall and 1'- 0" Transom at Door 505
- Curtainwall to be 2-1/2" x 7-3/8" Typical
- Glazing to be Typical Exterior Vision Glass



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## QUALIFICATIONS

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1. STRUCTURAL COMPONENTS, BY OTHERS AND NOT BY SOUTHWEST GLASS, MUST BE ABLE TO WITHSTAND LOADS IMPOSED UPON BY PRODUCTS DESCRIBED ABOVE, AND/OR LISTED IN QUALIFICATIONS THEREIN.
2. MANUFACTURER'S STANDARD FINISHES INCLUDED UNLESS OTHERWISE NOTED.
3. THIS PROPOSAL IS GOOD FOR THIRTY (30) DAYS.  
PRICING IS SUBJECT TO REVISION AFTER THE DATE OF PROPOSAL.
4. THE DEVELOPMENT OF PROJECT DESIGN CRITERIA, SPECIFICATIONS AND DESIGNATION OF LOCAL CODES ARE NOT THE RESPONSIBILITY OF SOUTHWEST GLASS OF HOUSTON.
5. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECT AND EOR TO ENSURE THAT DESIGN CRITERIA MEETS LOCAL CODES.
6. SOUTHWEST GLASS OF HOUSTON TO PROVIDE ENGINEERING CALCULATIONS AS REQUIRED AND PRODUCT DATA BASED ON THE DESIGN PARAMETERS GIVEN BY THE ARCHITECT, EOR AND LISTED IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS.
7. RETURNED SUBMITTALS MARKED "NO EXCEPTIONS TAKEN" WILL BE ASSUMED TO MEAN THAT MATERIALS BEING PROVIDED ARE APPROVED TO BE ORDERED.

---

## EXECUTION

---

**THIS PROPOSAL IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS SHOWN BELOW HEREOF, AND IS SUBJECT TO REVISION OR WITHDRAWL IF NOT ACCEPTED WITHIN – 30 – DAYS AFTER THE DATE BELOW.**

**TERMS:** 1% - 10 DAYS; NET 30 DAYS FROM INVOICE DATE (UNLESS OTHERWISE STATED ABOVE)

**ACCEPTED**

**SIGNED:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SUBMITTED**

**BY:** JASON W. LEJEUNE  
SOUTHWEST GLASS OF HOUSTON

**TITLE:** MANAGER

**DATE:** September 28, 2020

## Corey Englade

---

**From:** Oscar Martinez <omartinez@postelerectiongroup.com>  
**Sent:** Thursday, October 15, 2020 9:41 AM  
**To:** Corey Englade  
**Subject:** RE: File Transfer: ASI 014 - Level 5 Revision - CCPPI Third Ward Building

>> EXTERNAL EMAIL <<

Please view the breakdown below. We typically do not furnish material because we are labor only and I would get the material from Postel (The fabricator). This price is for the 2 windows shown on elevation A3.13 & A3.10

**Labor:**

• 1-Foreman/Ironworker – 40hrs. @ \$68.22/hr.	\$2,728.80
• 3-Ironworker/Welder – 120hrs. @ \$56.83/hr.	\$6,819.60
• 2-Welding Machines – 80hrs. @ \$20/hr.	\$1,600.00
• 1-Cutting Torch – 40hrs. @ \$15/hr.	\$ 600.00
• 1-125' Boomlift - 1 week rental	<u>\$6,000.00</u> (Per United Rentals)
	\$17,748.40

**Material:**

- \$5,588 - Added plates per Window Modifications attachment and channels with angles per detail shown on email dated 9/28/20

**Please note that if there are windows below the area in which we need to work Arch-Con needs to protect them and protect anything else that can get burned or damaged. PEG will furnish fire blankets and protect what we can but, it is not a cover all.**

Labor Cost - \$17,748.40  
Material Cost - +\$5,588.00  
Total **\$23,336.40**



**Oscar Martinez**

Postel Erection Group, LLC.  
21966 Adams Street  
Porter, Texas 77365  
Phone: 281-227-2200  
Fax: 281-372-0183  
Cell: 281-850-3127

---

**From:** Corey Englade <cenglade@arch-con.com>  
**Sent:** Wednesday, October 14, 2020 10:04 AM

For Accounting Use Only
SCO _____
Mat _____
BS _____
Total _____



**PRIME CHANGE PROPOSAL FORM (FOR NEW CONSTRUCTION PROJECTS)**

Date	08/27/20
Project	Affordable Housing Operations
Job Number	1905004
Accounting Phase	1-10-1400-00
Project Manager	Tonia Coston
Project Coordinator	Sandra Sanchez

Change Proposal # 21 Signage Package Allowance

Description: Reconciliation of Signage and Stair Tread Allowances

Breakdown Cost

1 Allowance #3 - Stair Treads	(\$30,000)
2 Allowance #4 - Signage Package	(\$40,000)
3 Sparq1200 Proposal (Best Qualified Bid) - Office & Garage	\$62,445
4	
5 Subtotal	(\$7,555)
6 General Liability and Safety (1.15%)	(\$87)
7 Builder's Risk	(\$22)
11 Bond	(\$84)

Schedule Impact

Y  
N X  
TBD

Calendar Days: \_\_\_\_\_  
Revised Substantial  
Completion Date: \_\_\_\_\_

Subtotal	\$ (7,748)
OH&P	
<b>Total</b>	<b>\$ (7,748)</b>

Approved   
Rejected

\_\_\_\_\_  
Owner's Representative Date

*TLC*  
Arch-Con Corporation Date





<b>AFFORDABLE HOUSING SIGNAGE BIDS</b>			
	<b>Specified Manufacturers</b>		
	<b>Sparq1200</b>	<b>Graphtec</b>	<b>Esbee</b>
<i>Fabrication Time</i>	<i>3-4 weeks</i>	<i>6-8 weeks</i>	<i>n/a</i>
Office	\$ 16,855.00	\$ 20,708.00	\$ 20,952.00
Garage	\$ 45,590.00	\$ 65,622.00	\$ 64,920.75
<b>Base Bid Total</b>	<b>\$ 62,445.00</b>	<b>\$ 86,330.00</b>	<b>\$ 85,872.75</b>

Base Bid Signage Allowance \$ 40,000.00

Scope Overage \$ (22,445.00)



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

## Proposal - Area 1 Office

**Arch-Con**  
 Tonia Coston  
 1335 W Gray St Ste 300  
 Houston TX 77019 USA

DATE:	<b>8/20/2020</b>
PROPOSAL NO.:	<b>20200335-2</b>

CUSTOMER PO		REQUESTED BY	
Affordable Housing		Tonia Coston	
SALES REPRESENTATIVE		PROJECT MANAGER	
Jill Landis		Maritza Gonzalez	
DESCRIPTION OF SERVICES			
Sales tax is not included. Installation during normal business hours. Lead time is 3 to 4 weeks upon receipt of all approvals.			
QTY.	DESCRIPTION	PRICE	TOTAL COST
18.0	Sign Type 1.1 - 5-1/2"W x 3"H acrylic plaque with 1/4" raised accent piece on face, raised copy and braille	\$90.00	\$1,620.00
10.0	Sign Type 2.1 & 2.2 - 6-1/4"W x 8"H acrylic plaque with 1/4" raised accent piece on face, raised copy and braille	\$100.00	\$1,000.00
9.0	Sign Type 3.1 - 7-1/2"W x 9"H acrylic plaque with 1/4" raised accent piece on face, raised copy and braille	\$100.00	\$900.00
11.0	Sign Type 3.2 - 15"W x 9"H acrylic plaque with raised copy and braille	\$100.00	\$1,100.00
1.0	Sign Type 3.3 - 6-1/4"W x 8"H acrylic plaque with 1/4" raised accent piece on face, raised copy and braille	\$90.00	\$90.00
5.0	Sign Type 3.5 - 11"W x 19"H acrylic plaque with board printed copy	\$195.00	\$975.00
1.0	Sign Type 3.11 - 10"W x 6"H acrylic plaque with board printed copy	\$145.00	\$145.00
1.0	Sign Type 4.1 - Set of 3"H x 3/8"th cut aluminum letters with horizontal satin faces and matte returns.	\$3,225.00	\$3,225.00



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

## Proposal - Area 1 Office

CUSTOMER PO		REQUESTED BY	
Affordable Housing		Tonia Coston	
SALES REPRESENTATIVE		PROJECT MANAGER	
Jill Landis		Maritza Gonzalez	
QTY.	DESCRIPTION	PRICE	TOTAL COST
1.0	Sign Type 5.1 - Set of 6"H white vinyl letters	\$50.00	\$50.00
8.0	Sign Type 6.2 - 6" x 6" double sided acrylic plaque with raised symbols. Project mounted on aluminum t-bracket	\$135.00	\$1,080.00
1.0	Sign Type 10.1 - 24"W x 91"H perf'd aluminum panel with double sided 1/4"th cut aluminum letters and painted copy on the non-perf'd section of the panel. Housed in a 4" deep aluminum u-channel frame. Flange mounted to concrete	\$1,650.00	\$1,650.00
1.0	Installation	\$4,770.00	\$4,770.00
1	Permit	\$250.00	\$250.00
<b>APPROVAL SIGNATURE</b>			
AUTHORIZED BY: _____  PRINTED NAME: _____ DATE: _____		<b>SUBTOTAL</b>	<b>\$16,855.00</b>
		<b>SALES TAX</b>	<b>\$0.00</b>
		<b>TOTAL</b>	<b>\$16,855.00</b>



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

## Proposal - Area 2 Garage

**Arch-Con**  
 Tonia Coston  
 1335 W Gray St Ste 300  
 Houston TX 77019 USA

DATE:	<b>8/20/2020</b>
PROPOSAL NO.:	<b>20200335-3</b>

CUSTOMER PO		REQUESTED BY	
Affordable Housing		Tonia Coston	
SALES REPRESENTATIVE		PROJECT MANAGER	
Jill Landis		Maritza Gonzalez	
DESCRIPTION OF SERVICES			
Sales tax is not included. Installation during normal business hours. Lead time is 3 to 4 weeks upon receipt of all approvals.			
QTY.	DESCRIPTION	PRICE	TOTAL COST
8.0	Sign Type 3.1 - 7-1/2"W x 9"H acrylic plaque with 1/4" raised accent piece on face, raised copy and braille	\$100.00	\$800.00
8.0	Sign Type 3.2 - 15"W x 9"H acrylic plaque with raised copy and braille	\$100.00	\$800.00
4.0	Sign Type 3.5 - 11"W x 19"H acrylic plaque with board printed copy	\$195.00	\$780.00
3.0	Sign Type 7.1 - 6'-6"W x 6" diameter PVC pipe with reflective vinyl copy on a painted background. Suspended with cable	\$250.00	\$750.00
3.0	Sign Type 7.2 - 48"W x 6"H aluminum overhead panel with double sided painted copy. Suspended with cable.	\$220.00	\$660.00
11.0	Sign Type 7.3 - 12"W x 16"H aluminum plaque with board printed copy on reflective sheeting	\$115.00	\$1,265.00
2.0	Sign Type 7.4 - 6'-6"W x 12"H perf'd aluminum panel with 1"th cut acrylic letters for the copy in an aluminum u-channel frame. Suspended with cable	\$590.00	\$1,180.00



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

## Proposal - Area 2 Garage

CUSTOMER PO		REQUESTED BY	
Affordable Housing		Tonia Coston	
SALES REPRESENTATIVE		PROJECT MANAGER	
Jill Landis		Maritza Gonzalez	
QTY.	DESCRIPTION	PRICE	TOTAL COST
2.0	Sign Type 7.5 - 6'-6"W x 12"H perf'd aluminum panel with 1"th cut acrylic letters for the copy in an aluminum u-channel frame. Suspended with cable	\$550.00	\$1,100.00
1.0	Sign Type 7.6 - 12"W x 6"H aluminum panel with board printed copy on reflective sheeting.	\$85.00	\$85.00
4.0	Sign Type 8.1 - Paint 9'-4"W x 9'H wall with floor number masked off to leave as wall color	\$580.00	\$2,320.00
4.0	Sign Type 8.2 - Paint 6'-6"H floor number on wall using stencils to create circle floor number	\$70.00	\$280.00
4.0	Sign Type 8.3 - Paint 5'-4"W x 9'H wall floor number to be masked off to leave as wall color	\$675.00	\$2,700.00
4.0	Sign Type 8.4 - Paint 14'-3"W x 24"H band on wall copy to be masked off to leave as wall color	\$150.00	\$600.00
3.0	Sign Type 8.5 - Paint 17'-8"W x 9'H wall mask off copy to leave as wall color	\$785.00	\$2,355.00
2.0	Sign Type 8.8 - Paint 22'-6"W x 2'H band on wall mask off copy to leave as wall color	\$700.00	\$1,400.00
8.0	Sign Type 9.2 - 9"W x 12"H board printed brushed aluminum plaque direct burial mounted on 1" diameter aluminum post	\$300.00	\$2,400.00
9.0	Sign Type 9.1 - 18"W x 13-1/2"H board printed brushed aluminum plaque direct burial mounted on 1" diameter aluminum post	\$300.00	\$2,700.00
9.0	Sign Type 9.3 - 24"W x 18"H board printed brushed aluminum plaque direct burial mounted on 1" diameter aluminum post	\$350.00	\$3,150.00
9.0	Sign Type 9.4 - 14"W x 9"H board printed brushed aluminum plaque direct burial mounted on a 1" diameter aluminum post	\$300.00	\$2,700.00



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

## Proposal - Area 2 Garage

CUSTOMER PO		REQUESTED BY	
Affordable Housing		Tonia Coston	
SALES REPRESENTATIVE		PROJECT MANAGER	
Jill Landis		Maritza Gonzalez	
QTY.	DESCRIPTION	PRICE	TOTAL COST
9.0	Sign Type 9.5 - 13-1/2"W x 18"H board printed brushed aluminum plaque direct burial mounted on a 1" diameter aluminum post	\$185.00	\$1,665.00
4.0	Sign Type 9.6	\$400.00	\$1,600.00
1.0	Sign Type 10.1 - 24"W x 91"H perf'd aluminum panel with double sided 1/4"th cut aluminum letters and painted copy on the non-perf'd section of the panel. Housed in a 4" deep aluminum u-channel frame. Flange mounted to concrete	\$1,650.00	\$1,650.00
1.0	Installation	\$12,400.00	\$12,400.00
1	Permit	\$250.00	\$250.00
<b>APPROVAL SIGNATURE</b>			
AUTHORIZED BY: _____  PRINTED NAME: _____ DATE: _____		<b>SUBTOTAL</b>	<b>\$45,590.00</b>
		<b>SALES TAX</b>	<b>\$0.00</b>
		<b>TOTAL</b>	<b>\$45,590.00</b>

For Accounting Use Only  
 SCO \_\_\_\_\_  
 Mat \_\_\_\_\_  
 BS \_\_\_\_\_  
 Total \_\_\_\_\_



**ARCH-CON<sup>®</sup>**  
**CORPORATION**  
**PRIME CHANGE PROPOSAL FORM**

Project	Affordable Housing Oper
Job Number	1905004
Phase	
Project Manager	Corey Englade
Project Coordinator	Sandra Sanchez

Change Proposal # 22

Description: Cost to furnish and install toilet accessories for the Residential Building per RFI 99.

Breakdown	Cost
1 Griesbeck - Toilet Accessories	\$ 8,191.00
2	
3	
4	
5	
6	
7	
8	
9	
10	

Schedule Impact:  
 Yes   
 No

Current Substantial  
 Completion Date: 12/1/2020

Calendar Days: \_\_\_\_\_

Revised Substantial  
 Completion Date: 12/1/2020

Approved   
 Rejected

Subtotal		\$ 8,191.00
GL Insurance	0.75%	\$ 61.43
BR Insurance	0.25%	\$ 20.48
Safety	0.40%	\$ 32.76
OH & Profit	15.00%	\$ 1,275.34
Sales Tax	0.00%	\$ -
<b>Total</b>		<b>\$ 9,581.01</b>

\_\_\_\_\_  
 Owner Representative Date

\_\_\_\_\_  
 Architect/Engineer Date

\_\_\_\_\_  
 Arch-Con Corporation Date



6160 Westview Drive  
Houston, TX 77055

P: 713-781-3287  
F: 713-781-8857

sales@griesenbeck.com  
www.griesenbeck.com

10/1/20  
Revised 10/7/20

Change Order Proposal

Arch-Con - Corey Englade

**Project: Affordable Housing Campus**

Upon review of RFI #99, we are providing the following pricing in addition to our initial contract sum:

Toilet Accessories for the Residential Building

Summary:

- 2 EA Studio Restrooms – 1 EA Level 2 and 3
- 2 EA ADA Restrooms – 1 EA Level 2 and 3
- 16 EA Typical Restrooms – 8 EA Level 2 and Level 3

EA Studio Restroom to receive (1) EA of the following:

TA-13 shower rod with curtain and hooks, TA-16 toilet tissue dispenser, TA-17 robe hook, TA-18 towel bar and A-19 towel ring

EA ADA Restroom to receive (1) EA of the following:

TA 2.1 and 2.2 36" and 42" grab bar, TA-12 shower seat, TA-13 shower rod with curtain and hooks, TA-15 shower grab bar, TA-16 toilet tissue dispenser, TA-17 robe hook, TA-18 towel bar and TA-19 towel ring

EA Typical Restroom to receive (1) EA of the following:

TA-13 shower rod with curtain and hooks, TA-16 toilet tissue dispenser, TA-17 robe hook, TA-18 towel bar and TA-19 towel ring

TA-16 toilet tissue holder, TA-17 robe hook, TA-18 towel bar and TA-19 towel ring are qualified as Luxart Morh-BN (Brushed Nickel). All other accessories will be satin stainless (typical of Bobrick).

Exclusions: in wall blocking (ADA grab bars and shower seats), TA-19 towel hook (not shown in RFI noted above), mirrors of any kind

**Total Additional Cost to Initial Contract Sum: \$8,191 tax not included**

We will proceed with a submittal package upon receipt of an official change order.

**This proposal and any subsequent contract price for the work or project covered by this proposal shall be subject to time and cost adjustment for any delay or price increase arising out of or relating to the effects of the recent Coronavirus (COVID-19) outbreak.**

This proposal is submitted under the conditional use of AIA A401 contract or the AGC/ASA/ASC Standard Subcontract.

The above price includes GRIESENBECK ARCHITECTURAL PRODUCTS, INC standard insurance program as evidenced by certificate of insurance upon request. **IF ADDITIONAL INSURED OR WAIVER OF SUBROGATION ARE REQUIRED ADD \$250.00/named**

Terms: 30 days net for approved accounts. This quotation is valid for 30 days. Certificate required on tax exempt jobs.

Any orders terminated before shipment may be subject to a cancellation fee based on cost incurred on the project.

CIP enrollment for projects under \$20,000.00 is specifically excluded.

If not otherwise stated above, this proposal specifically **EXCLUDES** demolition, backing in walls & ceilings, overhead structural support, work above ceiling layout or installing ceiling bolts, cutting holes in other trades work, waterproofing, caulking of any kind, wiring or electrical of any kind, engineering calculations (unless listed), installing materials furnished by others, receiving or storage of material off site, final cleaning, protection after installation, trash removal, charges for use of hoist, special shipping, liquidated damage provisions, responsibility for code compliance, BONDS, SALES TAX (unless listed).

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_

**Chuck Porter X116**  
[chuckp@griesenbeck.com](mailto:chuckp@griesenbeck.com)





For Accounting Use Only  
 SCO \_\_\_\_\_  
 Mat \_\_\_\_\_  
 BS \_\_\_\_\_  
 Total \_\_\_\_\_



**ARCH-CON<sup>®</sup>**  
 CORPORATION  
**PRIME CHANGE PROPOSAL FORM**

Project	Affordable Housing Oper
Job Number	1905004
Phase	1-05-5100-00
Project Manager	Tonia Coston
Project Coordinator	Sandra Sanchez

Change Proposal #	23
Description:	Credit for material and installation cost associated with signage removed from scope per Signage Shop Drawings

Breakdown	Cost
1 Sparq 1200 - Signage - return funding back to Stair Tread Allowance #3	\$ (21,940.00)
2	
3	
4	
5	
6	
7	
8	
9	
10	

Schedule Impact:  
 Yes   
 No

Current Substantial  
 Completion Date: 12/1/2020

Calendar Days: 0

Revised Substantial  
 Completion Date: 12/1/2020

Approved   
 Rejected

Subtotal		\$ (21,940.00)
GL Insurance	0.75%	\$ -
BR Insurance	0.25%	\$ -
Safety	0.40%	\$ -
OH & Profit	15.00%	\$ -
Sales Tax	0.00%	\$ -
<b>Total</b>		<b>\$ (21,940.00)</b>

Owner Representative	Date
Architect/Engineer	Date
<i>Tonia Coston</i>	10/26/19
Arch-Con Corporation	Date



1713 Townhurst Drive, Houston, Texas 77043 713-956-4166 (P)

**TONIA COSTON  
ARCH-CON  
1335 W Gray St Ste 300  
Houston TX 77019 USA**

**Date: Oct 08, 2020**

**Please consider this a deduct change order request for contract 1905004-1 in the amount of \$21,940 as follows:**

**Original contract amount. \$69,190**

<b>Less sign type 4.1.</b>	<b>- 3,225</b>
<b>Less sign type 9.1.</b>	<b>- 2,700</b>
<b>Less sign type 9.2</b>	<b>- 2,400</b>
<b>Less sign type 9.3</b>	<b>- 3,150</b>
<b>Less sign type 9.4</b>	<b>- 2,700</b>
<b>Less sign type 9.5</b>	<b>- 1,665</b>
<b>Less sign type 9.6</b>	<b>- 1,600</b>
<b>Less installation</b>	<b>- 4,500</b>

**Revised contract amount. \$47,250**

**Thanks**

**Jill Landis  
Director - Client Services**



# AIA<sup>®</sup> Document G802<sup>™</sup> – 2017

## Amendment to the Professional Services Agreement

PROJECT: *(name and address)*  
CCPPI Administrative Operations  
Building and Garage and Affordable  
Housing Operations (OPS) Residential  
Units segment of the OPS Center.  
3131 Emancipation Avenue  
Houston, Texas 77004

AGREEMENT INFORMATION:  
Date: 6/1/18

AMENDMENT INFORMATION:  
Amendment Number: 005

Date: 28 February 2020

OWNER: *(name and address)*  
Center for Civic and Public Policy  
Improvement, Inc  
5445 Alameda Road, Suite 501D  
Houston, Texas 77004

ARCHITECT: *(name and address)*  
Kirksey Architects, Inc. d/b/a Kirksey  
6909 Portwest Drive.  
Houston, Texas 77024

The Owner and Architect amend the Agreement as follows:

Glazing Field Performance Testing for LEED v4 Enhanced BECx consisting of:

- Glazing field performance testing in accordance with ASTM E1105.
- Whole building field performance testing in accordance with ASTM E1827.
- Extended construction phase work including commissioning specification review, site visit, and consultation.
- Review of deficiency report responses and coordination with USGBC requirements.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Morrison Hershfield fee	\$36,000.00
Morrison Hershfield reimbursables	\$4,850.00
Kirksey	\$4,000.00
Total	\$44,850.00

Schedule Adjustment:

N/A

SIGNATURES:

Kirksey Architects, Inc. d/b/a Kirksey  
ARCHITECT *(Firm name)*

\_\_\_\_\_  
OWNER *(Firm name)*

SIGNATURE

Jon Ward, AIA, Senior Associate  
PRINTED NAME AND TITLE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME AND TITLE

28 February 2020

DATE

\_\_\_\_\_  
DATE



**midtown**  
HOUSTON

**HOU Homes, L.L.C.**

DRAFT



**midtown**  
HOUSTON

**DRAFT**

**Capital Improvement Projects**

## Capital Improvements Program

### Parks and Greenspace

#### Bagby Park – Storage and Renovations

- Contractor has completed painting/staining of building.
- Initial substantial completion inspection has been held, and punch list provided to contractor.
- Remaining work includes sanitary sewer connection following completion of lift station repairs and recent design changes to plumbing, electrical, and fixtures in restrooms.
- Kiosk tenant has presented design plans for review by Midtown prior to submitting to the City for permitting.

#### Change Orders

- CO #7 - Raise grease traps to grade; Paint and stain changes; Contractor to deduct cost (\$1,650) from contingency (\$5,000) included on CO #4.
  - o Amount: \$0.00
- CO #8 - Install and paint galvanized chase to cover plumbing in restroom; add mirrors above sinks; install electrical for hand dryers. Contractor to deduct partial cost (\$2,150) from contingency (\$5,000) included on CO #4.
  - o Amount: \$7,243.50

#### Construction Contract Budget

- Original Contract Amount: \$480,480.80
- Net Change Orders: \$274,489.55
- Contract Amount to Date: \$754,970.35

### Caroline Street Reconstruction

- Contractor has completed major paving activity on west driving lane between Elgin and McGowen; both driving lanes between Elgin and McGowen will soon be opened to full traffic.
- Paving activity continues on side street driveways and will begin on eastern lanes between McGowen and McIlhenny next month.
- Work on rain gardens and electrical conduit for pedestrian lighting and irrigation continues on west blockfaces between Elgin and McGowen.
- Waterline and sanitary sewer installation is ongoing between Hadley and Pierce.
- Design team is finalizing updates to streetscape amenities to match roadway revisions and existing field conditions.

#### Change Orders

- CO #21 - Removal of existing sanitary sewer line due to installation of redesigned new sanitary sewer system along same alignment as the existing system.
  - o Amount: \$112,293.83
  - o TxDOT fee (4.95%): \$5,053.22
  - o Total: \$117,347.05
- CO #42 - Time adjustment to add 10 working days to the contract due to change from boring to open-cut/hand dig for installation of long services connections to waterline.
  - o Amount: \$0.00 / 10 days
  - o TxDOT fee (4.95%): \$0.00
  - o Total: \$0.00

Construction Contract Budget

- Original Contract Amount: \$12,380,276.54
- Net Change Orders (including TxDOT fee): \$805,042.55
- Contract Amount to Date: \$13,185,319.09
- Change Order Time Adjustment Total – 105 days

**Pedestrian Safety Enhancements**

- Project in collaboration with Midtown Management District to install crosswalk and curb enhancements in Midtown.
- Pilot project locations at Brazos/Webster intersection and Elgin/Jackson intersection
- Low bid: Jerdon Enterprise - \$25,883.00



**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 10/09/2020  
 Change Order No.: 7  
 Job No.: 1174-005-12  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

		REVISED CONTRACT AMOUNT	
Notice to Proceed	06/10/2019	Original Contract Amount:	\$ 480,480.80
Duration	210	Total Change Order Amount Through CO 5	\$ 267,246.05
Substantial Completion Date	01/06/2020	Amount of Change Order No. 7	\$ -
Previously Approved Extension of Time	268	Total Change Orders to Date	\$ 267,246.05
Time added by this Change Order	0	Revised Contract Amount	\$ 747,726.85
Revised Completion Date	09/30/2020		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:

Extra cost to raise the grease trap to grade (RFI No. 32), change in paint and waterproofing (Submittal No. 29, Submittal No. 39 and RFI No. 36). Change Order No. 4 has a built in \$5,000.00 contingency within the lump sum total. Reduce amount of Change Order No. 4 to reflect \$1,650.00 deduction from contingency. Remaining contingency is ~~\$1,950.00~~. **\$2150**

2. TIME: None

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

Midtown Redevelopment Authority

IDS Engineering Group

Owner

Engineer

By: \_\_\_\_\_

By: *Carl S Harrison* 10/09/2020

(Date)

(Date)

Jerdon Enterprises, LP

Walter P. Moore

Contractor

Engineer

By: *Darrol Vincent, Jr.* 10/15/2020

By: *Walter P. Moore* 10/19/2020

Darrol Vincent, Jr., President (Date)

(Date)

By: Jerdon Holding, LLC, General Partner



**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 10/09/2020  
 Change Order No.: 7  
 Job No.: 1174-005-12  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

**ADDITIONAL ITEMS**

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

**Revise the quantity of the following Bid Items, which is part of the Contract:**

Change Order No. 4 Construction of Restroom and Storage Building, Complete in Place:

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1	Lump Sum	\$235,575.00	\$235,575.00	1	\$233,925.00	(\$1,650.00)

**Add the following items:**

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Cost</u>
CO7A	1	Lump Sum	\$ 510.00	Change paint being used to PPG, since Themec 157 has a long lead time	\$510.00
CO7B	1	Lump Sum	\$ 340.00	Added IPE stain, per RFI No. 35	\$340.00
CO7C	1	Lump Sum	\$ 800.00	Raise existing Grease Trap 3 to 4 Inches to meet grade, Per RFI No. 32	\$800.00

**TOTAL AMOUNT OF CHANGE ORDER NO. 7**

**\$0.00**



**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 10/27/2020  
 Change Order No.: 8  
 Job No.: 1174-005-12  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

		REVISED CONTRACT AMOUNT	
Notice to Proceed	6/10/2019	Original Contract Amount:	\$ 480,480.80
Duration	210	Total Change Order Amount Through CO 7	\$ 267,246.05
Substantial Completion Date	1/6/2020	Amount of Change Order No. 8	\$ 7,243.50
Previously Approved Extension of Time	298	Total Change Orders to Date	\$ 274,489.55
Time added by this Change Order	5	Revised Contract Amount	\$ 754,970.35
Revised Completion Date	11/4/2020		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:

Extra cost to 20 gauge paint-grip galvanized chase to cover the refrigeration piping and condensate piping. Extra cost to add (2) mirrors above the sinks. Additional cost to run electrical for the hand dryers. Change Order No. 4 has a built in \$5,000.00 contingency within the lump sum total. Reduce amount of Change Order No. 4 to reflect \$1950.00 deduction from contingency. Remaining contingency is \$0.00

2. TIME: 5 Calendar Days

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:  
  
 Midtown Redevelopment Authority  
 Owner  
 By: \_\_\_\_\_  
 (Date)

Changes Recommended:  
  
 IDS Engineering Group  
 Engineer  
 By: *Carol D. Harrison* 10/9/2020  
 (Date)

Jerdon Enterprises, LP  
 Contractor  
 By: \_\_\_\_\_  
 (Date)

Walter P. Moore  
 Engineer  
 By: \_\_\_\_\_  
 (Date)

**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 10/27/2020  
 Change Order No.: 8  
 Job No.: 1174-005-12  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

**ADDITIONAL ITEMS**

- 3. CONTRACT DRAWING REVISIONS:  
E-02 Electrical Plan
- 4. CONTRACT DOCUMENTS REVISIONS:  
None
- 5. CONTRACT PRICE REVISIONS:

**Revise the quantity of the following Bid Items, which is part of the Contract:**

Change Order No. 4 Construction of Restroom and Storage Building, Complete in Place:

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1	Lump Sum	\$233,925.00	\$233,925.00	1	\$231,775.00	(\$2,150.00)

**Add the following items:**

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Cost</u>
CO8A	1	Lump Sum	\$ 250.00	Provide a minimum 20 gauge paint-grip galvanized chase and cover for both refrigeration piping & condensate piping. The paint-grip galvanized chase and cover would be approximately 3 1/2 " deep x 5 " wide(field verify) with a 1" flange to anchor the block wall .This will accommodate the piping and can be painted to match the wall color. This would eliminate the need for the protective aluminum jacketing for all piping that is not exposed.	\$250.00
CO8B	1	Lump Sum	\$ 250.00	Add mirrors above the sinks in the restrooms (2 mirrors)	\$250.00

**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 10/27/2020  
Change Order No.: 8  
Job No.: 1174-005-12  
Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

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CO8C	1	Lump Sum	\$	8,893.50	Additional wiring for hand dryers. The electrical plans do not show to install wiring for the hand dryers nor is it on the panel schedule. (RFI-0038)	\$8,893.50
<b>TOTAL AMOUNT OF CHANGE ORDER NO. 8</b>						<b>\$7,243.50</b>

DRAFT

ATTACHMENT B

Form of Work Order

WORK ORDER NO. 001 Ext 09

This Work Order No. 001 Ext 09 (this "Work Order") is issued subject to and is governed by that certain professional services agreement between Midtown and Consultant dated as of November 16, 2010 (the "PSA").

Work Order Date: October 5, 2020

Consultant: IDS Engineering Group

Type of Compensation: Cost Plus, Time & Materials, Firm Fixed Price, Lump Sum (Circle and set forth price if Firm Fixed Price or Lump Sum)

Compensation: \$75,000

Location of Services: Midtown District

Description of Services: Scope of Services as described in Article 1 of the PSA dated November 16, 2010.

Schedule Requirements: Commencement of Services: 10-29-2020  
Completion of Services: 10-29-2021 (estimated)

**Midtown:**

MIDTOWN REDEVELOPMENT  
AUTHORITY

By: \_\_\_\_\_

Mathias T. Thibodeaux  
Executive Director  
Printed Name and Title

\_\_\_\_\_  
Date

**Consultant:**

IDS ENGINEERING GROUP

By: Timothy E. Buscha

Timothy E. Buscha, P.E.  
President  
Printed Name and Title

October 5, 2020  
Date

Scope of Services – Midtown Redevelopment Authority PSA Work Order Extension:

IDS will perform professional engineering and surveying services and/or retain specialty subconsultant services to provide hourly general consultation services for civil engineering tasks for technical reviews, planning, data gathering, coordination with other consultants, studying of development opportunities to support present and future plans adopted by the Midtown TIRZ, development of Graphic Information System (GIS) deliverables, field surveys or boundary determinations, and attendance of meetings as requested by Midtown staff. This level of funding is based upon anticipated needs of the TIRZ during the upcoming 12-month period. Engineering services currently identified include coordination and construction oversight for projects being completed by City of Houston within the Midtown TIRZ.

Invoicing for these services will be consistent with our past standard practice of hourly charges for the general consultation services listed above. From time to time under the PSA Work Orders we are requested to perform specific engineering or survey assignments, for such assignments a separate scope is typically prepared and the fee is based upon an agreed to lump sum amount under this work order or as assigned a new work order. Our current hourly rate table is attached.

The estimated breakdown of fee allocation for Work Order #1, Ext 09 is as follows:

\$66,000 Engineering/ General Services  
(Hourly or Lump Sum per Task)

\$ 4,000 GIS Support Services

\$ 4,000 Survey Services

\$ 1,000 Reimbursable Expenses

**\$75,000 Total**



CHANGE ORDER NBR.

21

REPORT DATE: 6/10/2020 3:51:07PM

**CONTRACT ID:** 091271003  
**PROJECT:** C 912-71-3  
**CONTRACT:** 04173038  
**AWARD AMOUNT:** \$12,380,276.54  
**PROJECTED AMOUNT:** \$12,438,632.54  
**ADJ PROJECTED AMT:** \$12,655,631.16  
**PEND ADJ PROJ AMT:** \$12,655,631.16  
**CONTRACTOR:** J.D. ABRAMS, L.P.  
**CO AMOUNT:** \$112,293.83  
**CO TYPE:** NON-PARTICIPATING  
**3RD PARTY AMOUNT:** \$112,293.83  
**APPRV LEVEL:** OVERRIDE

**HIGHWAY:** CS  
**DISTRICT:** 12  
**COUNTY:** HARRIS  
**AREA ENGINEER:** Frank Leong, P.E.  
**AREA NUMBER:** 058

**DESCRIPTION:** Remove Existing Sanitary Sewer Pipe  
**REASON:** 1E - 1E-DES ERROR DELAY, REWORK, INEFF-CONSLT  
**SECONDARY REASON(S):**

**TIME EXT.#:** 3 and Days adjusted on the C. O. 30

**Functions:**

<input checked="" type="checkbox"/> Extra Work	<input type="checkbox"/> Force Account
<input type="checkbox"/> Zero Dollar	<input type="checkbox"/> Final Quantity
<input checked="" type="checkbox"/> Overrun/Underrun	<input type="checkbox"/> Change Project Limits
<input checked="" type="checkbox"/> Time Adjustment	<input type="checkbox"/> Delete/Add CSJ
<input type="checkbox"/> Stock Account	

DRAFT



**DESCRIBE THE REASON FOR THE CHANGE ORDER AND WHAT IS BEING CHANGED. WHEN NECESSARY, INCLUDE EXCEPTIONS TO THIS AGREEMENT:**

This Change Order provides for adjusting the quantity of one existing items of work and adding two new items of work to the contract for the revisions made to the sanitary sewer system throughout the project. This Change Order will also add 30 working days (WD) to the contract.

The project plans, designed by ESPA, call for the reconstruction of a concrete roadway consisting of a 2-lane roadway with curb and gutter, curb side parking lanes, storm sewer, waterlines, sanitary sewer lines, bike lanes, landscape and street lighting improvements. The limits are from Elgin Street to Pierce Street in Harris County, Texas, a total of 0.689 miles.

The original plans called for the installation of a new sanitary sewer system in a new location, away from the existing system. The existing sanitary sewer system was to be abandoned in place upon installation of the new system. Due to the various conflicts with existing utility poles, the Engineer of Record (EOR) redesigned the proposed sanitary sewer system to be placed along the same alignment as the existing sanitary sewer system. Placing the new system in the same location as the existing system, now requires the removal of the existing sanitary sewer line and manholes, all while keeping the sanitary sewer system active. This Change Order will also add 30 WD to the contract as the original contract was bid per plan with the understanding that the existing sanitary sewer line would be abandoned in place.

Due to this revision, the following existing item will be adjusted:

- Item 5893-2002, ABANDON SANITARY SEWER (8IN) – decreased by 1.00 EA.

Due to this revision, the following items will be added to the contract:

- Item 7017-6113, REMOVE EXIST SAN SWR PIPE (10") – 190.00 LF at a unit price of \$44.63/LF. The SiteManager Item Search by Number or Description was used to determine the Average Low Bid Unit Price (ALBUP) for this item to be \$23.25/LF.
- Item 7017-6129, REMOVE EXIST SAN SWR PIPE (8IN) – 2,651.00 LF at a unit price of \$44.63/LF. The SiteManager Item Search by Number or Description was used to determine the Average Low Bid Unit Price (ALBUP) for this item to be \$11.23/LF.

The complexity of the work to be performed was taken into consideration. The Subcontractor's daily estimated removal production of the existing line will be 50 LF and installation production of the proposed line will be 50 LF. The existing line cannot be removed in its entirety because of the active services connected to the line. The sanitary sewer system must remain active as the Subcontractor is removing and replacing the sanitary sewer line. The existing line will be hauled off and disposed of by a waste company. The West Harris Area Office has agreed to the prices submitted after a thorough review of the Contractor's pricing support documentation and complexity of the work to be performed.

The revisions covered by this Change Order do not require revisions to the original environmental clearances or approval by the Texas Department of Licensing and Regulation. The total Change Order amount for this project has exceeded 10 percent of the original contract amount, and this Change Order will require the approval of the District Engineer. The revisions covered by this Change Order are estimated to overrun the funds authorized for this project by \$112,293.83. This Change Order is associated with a third-party amount per the advanced funding agreement. Midtown Management District will be covering 100% of the total Change Order. The Engineering and Contingencies on this project is 4.95% (\$5,558.54) making the third party total cost \$117,852.37.

Change Order Work Limits: Sta. 2+30 to Sta. 35+14

<b>TIME ADJUSTMENTS</b>	<b>ADJUSTED DAYS</b>	<b>EXPLANATION</b>
<b>CONTRACT</b>	<b>30</b>	Due to the redesign of the proposed sanitary sewer system to be placed along the same alignment as the existing system. Placing the new system in the same location as the existing system now requires the removal of the existing sanitary sewer line and manholes, all while keeping the sanitary sewer system active.

"By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change and that this agreement is made in accordance Item 4 and the Contract. Exceptions should be noted in explanation above."

**THE CONTRACTOR**

BY: \_\_\_\_\_  
DATE

TYPED/PRINTED NAME: \_\_\_\_\_  
DATE

TYPED/PRINTED TITLE: \_\_\_\_\_  
DATE

AREA ENGINEER: \_\_\_\_\_  
DATE

AREA ENGINEER'S SEAL:

DISTRICT ENGINEER: \_\_\_\_\_  
DATE

DIRECTOR, CONSTRUCTION DIVISION: \_\_\_\_\_  
DATE

DEPUTY EXECUTIVE DIRECTOR: \_\_\_\_\_  
DATE

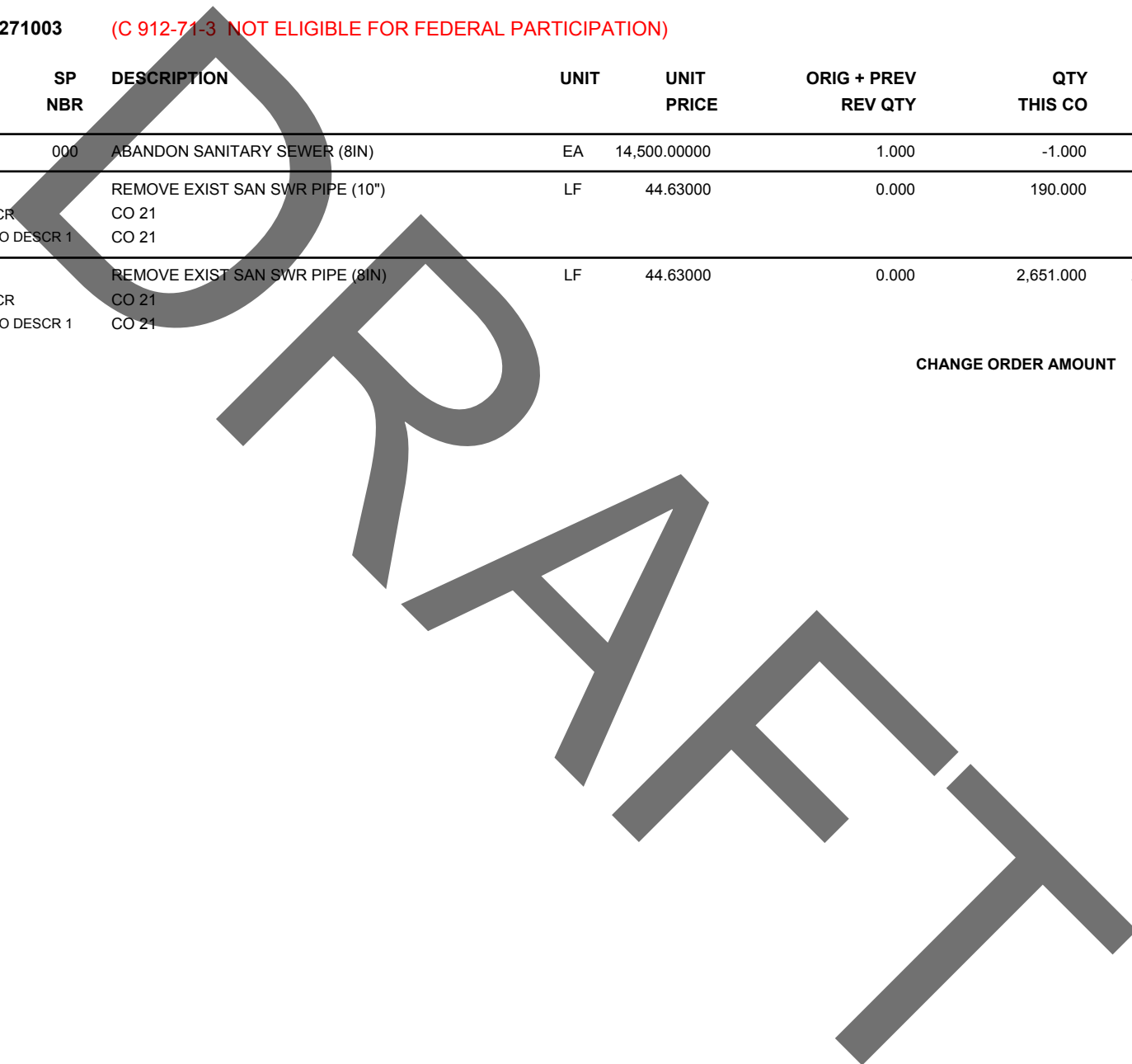
FHWA: \_\_\_\_\_  
DATE

PREPARED

CONTRACT ITEMS

PROJECT NBR 091271003 (C 912-71-3 NOT ELIGIBLE FOR FEDERAL PARTICIPATION)

CATG NBR	LINE ITEM	ITEM CODE	SP NBR	DESCRIPTION	UNIT	UNIT PRICE	ORIG + PREV REV QTY	QTY THIS CO	NEW QTY	AMOUNT THIS CO
001	0875	58932002	000	ABANDON SANITARY SEWER (8IN)	EA	14,500.00000	1.000	-1.000	0.000	-\$14,500.00
001	1073	70176113		REMOVE EXIST SAN SWR PIPE (10")	LF	44.63000	0.000	190.000	190.000	\$8,479.70
		CO DESCR		CO 21						
		ADDTL CO DESCR 1		CO 21						
001	1074	70176129		REMOVE EXIST SAN SWR PIPE (8IN)	LF	44.63000	0.000	2,651.000	2,651.000	\$118,314.13
		CO DESCR		CO 21						
		ADDTL CO DESCR 1		CO 21						
									<b>CHANGE ORDER AMOUNT</b>	<b>\$112,293.83</b>





CHANGE ORDER NBR. 42

REPORT DATE: 10/21/2020 4:49:13PM

**CONTRACT ID:** 091271003  
**PROJECT:** C 912-71-3  
**CONTRACT:** 04173038  
**AWARD AMOUNT:** \$12,380,276.54  
**PROJECTED AMOUNT:** \$12,438,632.54  
**ADJ PROJECTED AMT:** \$12,904,800.47  
**PEND ADJ PROJ AMT:** \$12,904,800.47  
**CONTRACTOR:** J.D. ABRAMS, L.P.  
**CO AMOUNT:** \$0.00  
**CO TYPE:** NON-PARTICIPATING  
**3RD PARTY AMOUNT:** \$0.00  
**APPRV LEVEL:**

**HIGHWAY:** CS  
**DISTRICT:** 12  
**COUNTY:** HARRIS  
**AREA ENGINEER:** Frank Leong, P.E.  
**AREA NUMBER:** 058

**Functions:**

<input type="checkbox"/> Extra Work	<input type="checkbox"/> Force Account
<input type="checkbox"/> Zero Dollar	<input type="checkbox"/> Final Quantity
<input type="checkbox"/> Overrun/Underrun	<input type="checkbox"/> Change Project Limits
<input checked="" type="checkbox"/> Time Adjustment	<input type="checkbox"/> Delete/Add CSJ
<input type="checkbox"/> Stock Account	

**DESCRIPTION:** Time Impact Analysis No. 6  
**REASON:** 30 - 30-TIME EXTENSION  
**SECONDARY REASON(S):**

**TIME EXT.#:** 7 and Days adjusted on the C. O. 10

**DESCRIBE THE REASON FOR THE CHANGE ORDER AND WHAT IS BEING CHANGED. WHEN NECESSARY, INCLUDE EXCEPTIONS TO THIS AGREEMENT:**

This Change Order will add 10 working days (WD) to the contract.

The project plans, designed by ESPA, call for the reconstruction of a concrete roadway consisting of a 2-lane roadway with curb and gutter, curb side parking lanes, storm sewer, waterlines, sanitary sewer lines, bike lanes, landscape and street lighting improvements. The limits are from Elgin Street to Pierce Street in Harris County, Texas, a total of 0.689 miles.

The Contractor submitted Time Impact Analysis (TIA) No. 6 for formal review and acceptability on July 01, 2020. According to the Contractor's narrative letter, the project was impacted by 19 WD due to a change in the construction means and methods (from boring to open-cut and hand digging) for the installation of the proposed long services connections with the main waterline along Caroline Street in Phase 1 Step 2.

After reviewing the submitted Before/In-Progress Impact Schedule (February 2020 CPM schedule update) with the After-Impact Schedule (March 2020 CPM schedule update), the Department has concluded that the impact to the project is 10 WD when comparing the excusable and compensable and charged days only. This additional time will be added to the current contract working days and will be for the installation of all long services for the subject project as agreed to by the Contractor.

No project field overhead has been requested or granted with TIA No. 6.

TIME ADJUSTMENTS	ADJUSTED DAYS	EXPLANATION
CONTRACT	10	Change in the construction means and methods (from boring to open-cut and hand digging) for the installation of the proposed long services connections with the main waterline along the Caroline Street project.

"By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change and that this agreement is made in accordance Item 4 and the Contract. Exceptions should be noted in explanation above."

**THE CONTRACTOR**

BY: \_\_\_\_\_  
DATE

TYPED/PRINTED NAME: \_\_\_\_\_  
DATE

TYPED/PRINTED TITLE: \_\_\_\_\_  
DATE

AREA ENGINEER: \_\_\_\_\_  
DATE

AREA ENGINEER'S SEAL:

CONTRACT ID      091271003

DISTRICT ENGINEER: \_\_\_\_\_  
DATE

DIRECTOR, CONSTRUCTION DIVISION: \_\_\_\_\_  
DATE

DEPUTY EXECUTIVE DIRECTOR: \_\_\_\_\_  
DATE

FHWA: \_\_\_\_\_  
DATE

CHANGE ORDER NBR.      42

