



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

**MIDTOWN REDEVELOPMENT AUTHORITY/  
TIRZ#2  
BOARD OF DIRECTORS MEETING  
APRIL 1, 2021**



**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, April 1, 2021 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=m57b051e0206dd97033366db709a60b39>

dial **US Toll Free 1-844-992-4726**; when prompted enter access code **187 793 5014#** 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 February 25, 2021.
4. Consent Agenda for the Authority:
  - a. Minutes for February 25, 2021;
  - b. Monthly financial reports for February 28, 2021;
  - c. Invoices from Trustee and Operating Accounts for March 2021;
  - d. Reimbursement to Mid Main Properties pursuant to Developer Agreement.

5. Economic Development Agreement with Rice Management Company.
6. Midtown Affordable Housing Program:
  - a. Affordable Housing Operations Campus;
    - i. Change Orders;
  - b. Ratify Property Management Agreement for St. Charles Place, 3113 St. Charles Street, Houston, Texas;
  - c. Authorize Property Management Agreement for One Emancipation Center, 3131 Emancipation Avenue;
  - d. Vacant Lot Landscape Maintenance Agreements;
  - e. Affordable Housing Development Update.
7. Midtown Capital Improvements Program:
  - a. Parks and Greenspace - Walter P Moore / Design Workshop;
    - i. Bagby Park – Storage and Renovations;
      1. Change Orders;
  - a. Caroline Street Reconstruction – ESPA Corp/KCI;
    - i. Change Orders;
  - b. Pedestrian Safety Enhancements;
    - i. Change Orders;
  - d. Request for Qualifications for Architectural and Engineering Services.
8. 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).

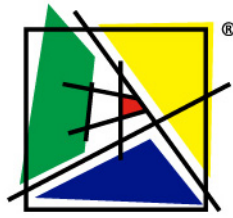
Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

9. Adjourn.

  
Matt Thibodeaux

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Executive Director MT/ks



**midtown**  
HOUSTON

## CONSENT AGENDA

**MINUTES OF THE BOARD OF DIRECTORS OF  
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS**

**February 25, 2021**

A regular Meeting of the Board of Directors (the “Board”) of Reinvestment Zone Number Two, City of Houston, Texas (the “Zone”) was held **Thursday, February 25, 2021 at 12:30 P.M.** via video and telephonic conferencing. The meeting was open to the public. The roll of the duly appointed members of the Board was called, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Madeline Pena, Mechelle Phillips, Marlon Marshall, Mark Sullivan, Willie Larry and Edward Lacey; Barron F. Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Drew Masterson and Kristin Blomquist of Masterson Advisors, LLC; Algenita Scott Davis and Angie Gomez of CCPPI; Rachel Ray of Walter P. Moore; Carol Harrison of IDS Engineering Group, Ryan LaVasseur and Sam Dike of Rice Management Company; Zack Martin of MCMD, Jeri Brooks of One World Strategy Group, Jim Webb of The Goodman Corporation, Jennifer Curley of the City of Houston, Theola Petteway of OST/Almeda Redevelopment Authority; Sean Haley of CCPPI; Theodore Andrews of Third Ward CDC and other attendees - Bryson Grover, Robert Bradford, Monica Aizpurra, Jaison Oliver, Frank Jones, Cynthia Aceves-Lewis, Linda Trevino, Allen Douglas, Jessica Swain, Aliyyah Bey, John Mudd, Yolanda Marshall, Chris Browne, Libby Bland, Brittany Britto, Johnston French, Mary Claire Neal, Rain Eatmon, Secunda Joseph, Taylor Risien, Amaka Unaka, Emma Whalen, Sophie Simon, Uyiosa Elegon and A. Bryant. There were 71 attendees on the call; three (3) of the attendees failed to introduce themselves and therefore their identities were unknown.

**CONSENT AGENDA FOR THE MIDTOWN REINVESTMENT ZONE.**

**MINUTES FOR JANUARY 28, 2021.**

Matt Thibodeaux, Executive Director, presented the consent agenda to the Board.

Director Goren made a motion to approve the consent agenda. The motion was seconded by Director Fenz and carried by unanimous vote.

**ADJOURNMENT**

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

\_\_\_\_\_  
Caton Fenz, Assistant. Secretary

\_\_\_\_\_  
Date

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**MINUTES OF THE BOARD OF DIRECTORS OF  
THE MIDTOWN REDEVELOPMENT AUTHORITY**

**February 25, 2021**

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held via video and telephonic conferencing on Thursday, February 25, 2021 at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Madeline Pena, Mechelle Phillips, Marlon Marshall, Mark Sullivan, Willie Larry and Edward Lacey; Barron F. Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Drew Masterson and Kristin Blomquist of Masterson Advisors, LLC; Algenita Scott Davis and Angie Gomez of CCPPI; Rachel Ray of Walter P. Moore; Carol Harrison of IDS Engineering Group, Ryan LaVasseur and Sam Dike of Rice Management Company; Zack Martin of MCMD, Jeri Brooks of One World Strategy Group, Jim Webb of The Goodman Corporation, Jennifer Curley of the City of Houston, Theola Petteway of Almeda/OST Redevelopment Authority; Sean Haley of CCPPI; Theadore Andrews of Third Ward CDC; Alderwoman Arnetta Murray of Brazoria County and other attendees - Bryson Grover, Robert Bradford, Monica Aizpurra, Jaison Oliver, Frank Jones, Cynthia Aceves-Lewis, Linda Trevino, Allen Douglas, Jessica Swain, Aliyyah Bey, John Mudd, Yolanda Marshall, Chris Browne, Libby Bland, Brittany Britto, Johnston French, Mary Claire Neal, Rain Eatmon, Secunda Joseph, Taylor Risien, Amaka Unaka, Emma Whalen, Sophie Simon, Uyiosa Elegon and A. Bryant. There were 71 attendees on the call; three (3) of the attendees failed to introduce themselves and therefore their identities were unknown.

Chairman Odom called the meeting to order and welcomed the guests. He announced, that the meeting was being recorded and stated that **“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.”**

**PUBLIC COMMENTS:**

Cynthia Aceves-Lewis spoke regarding the Caroline Street Reconstruction project and the current conditions of Anita Street. She stated that there should be a complete street overlay of the side streets intersecting Caroline Street. Ms. Lewis also expressed her general concern regarding issues of the unhoused people in Midtown along with other conditions in the neighborhood that she would like to see eliminated. She asked that these matters be placed on the agenda for discussion and that the Greyhound Bus Station be added to the agenda as well for discussion as it too negatively impacts the Midtown community.

Aliyyah Bey, Jaison Oliver, Uyiosa Elegon, Johnston French, and Secunda Joseph all encouraged the Board to require Rice Management Company to execute a Community Benefits Agreement exclusively with Houston Coalition Economic Development (HCEED) as a condition to entering into an Economic Development Agreement Rice Management Company. The speakers contended that the project proposed by Rice Management Company will have a significant and negative impact on the adjacent 3<sup>rd</sup> Ward community and its long-term property owners and residents.

**CONSENT AGENDA FOR THE AUTHORITY:**

- a. Minutes for January 28, 2021;
- b. Monthly financial reports for January 30, 2021;
- c. Invoices from Trustee and Operating Accounts for February 2021;
- d. Renewal of Services Agreement with The Goodman Corporation.

Executive Director Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda as presented. The motion was seconded by Director Middleton and carried by unanimous vote.

**ION DISTRICT AND DEVELOPMENT AGREEMENT.**

Barron Wallace presented an update on the proposed Economic Development Agreement with Rice Management Company. Mr. Wallace advised the Board that the Sub-Committee, consisting of Directors Goren, Murphy and Bond reviewed the request Rice Management Company for reimbursement for certain public infrastructure improvements, parking garage and culture facilities within the ION campus. He further updated the Board on the status of discussions with Rice Management Company and stated that additional work was required. Director Goren made a motion to authorize Bracewell LLP to continue working with the Sub-Committee to negotiate terms and prepare a draft Economic Development Agreement for consideration by the Board at a future Board meeting. The motion was seconded by Director Fenz. Following all discussion, the vote carried by majority vote. Director Middleton abstained from the vote on the motion. There were 7 yes votes and one abstention.

**MIDTOWN AFFORDABLE HOUSING PROGRAM:**

Marlon Marshall reported that construction on the Affordable Housing Operations Center has been delayed by approximately one (1) week due to the winter storm. He stated that there was no damage to the building from the winter storm only a time delay. Mr. Marshall also reported that the contractor is continuing to work on exterior tile installation and that the City inspections were in progress and City Occupancy Certificated were anticipated to be received sometime in March 2021.

**CHANGE ORDERS**

Mr. Marshall presented Change Order:

Mr. Marshall presented Change Order #1 in the amount of \$196,920.00 for an extension of construction management and inspection services provided by Martin Construction Management and Designs, LLC for the office building and the apartments and to extend such construction management and inspection services for the interior buildout of the office building. Director Fenz made a motion to approve Change Order #1 in the amount of \$196,920.00 for an extension of construction management and inspection services provided by Martin Construction Management and Designs, LLC for the office building and the apartments and to extend such construction management and inspection services for the interior buildout of the office building. The motion was seconded by Director Murphy and carried by unanimous vote.

**OFFER TO PURCHASE LAND RECEIVED FROM AGAPE DPMENT MINISTRIES:**



Peggy Foreman of Burney and Foreman, presented the offer received from Agape Development Ministries to Purchase land owned by the Authority and located at 6421 Calhoun Road, Houston, Texas 77021. Ms. Foreman stated that Agape Development Ministries indicated that they planned to use the vacant land for a community garden or a neighborhood park. Ms. Foreman also advised the Board that the Staff had obtained an appraisal from an independent 3<sup>rd</sup> party appraiser and that that the sales price offered was equal to the value of the property as stated in the appraisal. Director Fenz made motion to accept the offer and authorized Staff and Counsel to proceed with the sale of the property located at 6421 Calhoun Road, Houston, Texas 77021 to Agape Development Ministries. The motion was seconded by Director Middleton and carried by unanimous vote.

### **AFFORDABLE HOUSING DEVELOPMENT UPDATE.**

Todd Edwards, Real Estate Asset Manager, introduced Sean Haley, Interim Executive Director for CCPPI. Mr. Haley reported on work being done by CCPPI to assist the Midtown Staff on implementation of the Affordable Housing Plan, including the review of potential developers, the issuance of 1 RFP, and with 2 shelf ready RFPs to be issued in accordance with a pre-determined schedule for multi-family housing projects, the education and counseling program for potential homebuyers and the status of planning for occupancy of the Affordable Housing Operations Center and the adjacent apartments, both of which will be expected to reach final completion in the next several weeks. Algenita Davis gave an update regarding the process for reviewing the proposals from qualified prospective developers for development of multi-family affordable housing.

Mr. Edwards gave an update on other affordable housing projects including the Law-Harrington Senior Living Center located at 2222 Cleburne. He reminded the Board that the facility consisted of 112 affordable rental units, an activity center, and a geriatric clinic. He stated that he along with Director Bonds and CCPPI representatives participated in a tour of the facility and that everyone was impressed with the excellent construction and quality of work. Director Goren reminded everyone that he previously disclosed the fact that his law firm represents the Montrose Center, in connection with the development of the Law-Harrington Senior Living Center.

### **MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:**

#### **PARKS AND GREENSPACE - WALTER P MOORE / DESIGN WORKSHOP**

#### **BAGBY PARK – STORAGE AND RENOVATIONS**

Mr. Marshall reported that the Bagby Park improvements have been completed, and that the perimeter fence has been relocated to allow the public to access and use the renovated area of Bagby Park. The kiosk is now fenced off and will remain fenced while the kiosk tenant is performing its renovations. He reported that the kiosk did sustain a broken pipe during the winter storm and that repair and cleanup have already begun.

#### **CHANGE ORDERS**

Mr. Marshall presented Change Order # ASR 1 in the amount of \$3,168.00 for Design and Construction services provided by Walter P. Moore related to the change from a wood frame structure to a concrete masonry structure for the second restroom. Director Goren made a motion to approve Change Order # ASR 1 in the amount of \$3,168.00 for Design and Construction services provided by Walter P. Moore related to the change from a wood frame structure to a concrete masonry structure for the second restroom. The motion was seconded by Director Bond and carried by unanimous vote.

## **CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI**

Mr. Marshall reported that the Contractor for the Caroline Street Reconstruction Project continues to make progress on paving between Hadley and Gray Streets. He reported that the Contractor continues to work on the sidewalks and other back of curb improvements between Elgin and Tuam Streets. Additionally, he reported that the Contractor is wrapping up the waterline work.

### **CHANGE ORDERS**

Mr. Marshall presented the following Change Orders:

Change Order #44 in the amount of \$41,707.74 for adjustment to add 2 gate valves required for isolation of the existing waterline on Caroline Street near Pierce Street. Director Goren made a motion to approve Change Order #44 in the amount of \$41,707.74 for adjustment to add 2 gate valves required for isolation of the existing waterline on Caroline Street near Pierce Street. The motion was seconded by Director Bond and carried by unanimous vote.

Change Order #45 in the amount of \$101,182.95 for 34 working days due to multiple conflicts with the sanitary sewer and water main line activities which impact concrete paving operations. Director Bond made a motion to approve Change Order #45 in the amount of \$101,182.95 for 34 working days due to multiple conflicts with the sanitary sewer and water main line activities which impact concrete paving operations. The motion was seconded by Director Thomas and carried by unanimous vote.

Change Order in the amount of \$43,423.00 to amend the agreement with Center Point Energy for consolidation and removal of electric poles on Caroline Street. Director Goren made a motion to approve the Center Point Energy Change Order in the amount of \$43,423.00 for consolidation and removal of electric poles on Caroline Street. The motion was seconded by Director Foster and carried by unanimous vote.

Mr. Marshall advised the Board that he and Mr. Thibodeaux met with representatives in the City's Public Works Department to get and update on the Street Assessments in Midtown. He reported being advised that the City's 2019-2020 Street Assessments report is expected to be completed and made available in the 2<sup>nd</sup> quarter of 2021. He further reported that he advocated for work to be prioritized on Rosalie and Tuam streets based on public comments received. Mr. Marshall reported that the City has upcoming major road work projects on Tuam Street.

### **FTA GRANT PROGRAM - THE GOODMAN CORPORATION.**

Mr. Marshall advised the Board that the Staff is continuing to work with The Goodman Corporation on their existing project on Brazos Street. He further reported that the Houston Galveston Area Council GHAC is issuing a Call for Projects and that the staff will work with The Goodman Corporation on an Application for grant funding and monitoring of the Application once it is filed.

**TUAM STREET - PEDESTRIAN AND BICYCLE IMPROVEMENTS;**

**INTERLOCAL AGREEMENT WITH HARRIS COUNTY.**

Mr. Marshall presented the Interlocal Agreement between Harris County and the Authority for additional Pedestrian and Bicycle Safety Improvements along Tuam Street. He stated that under the Interlocal Agreement, Harris County will share in the cost on a 50-50 basis and that based on the estimated project cost of \$448,812.00, Harris County will contribute \$224,400.06 and the Authority's will also contribute \$224,400.06 to the project. Director Goren made a motion to approve the Interlocal Agreement with Harris County for additional Pedestrian and Bicycle Safety Improvements along Tuam Street. The motion was seconded by Director Murphy and carried by unanimous vote.

\_\_\_\_\_  
Caton Fenz, Assistant Secretary

\_\_\_\_\_  
Date

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Midtown Redevelopment Authority  
Profit & Loss

July 2020 through February 2021

Jul '20 - Feb 21

Ordinary Income/Expense

Income	
400000 · Revenue & Support	
400009 · City of Houston Tax Increment	2,996,189.80
400010 · HISD Tax Increment	1,578,090.68
400012 · HCC	1,670,587.00
400020 · Reimb Off Exp & Staff	822,875.10
400025 · Interest-Debt Service & Reserve	5,404.99
400026 · Interest-Other Bond Funds	6,151.17
400029 · Interest - Affordable Housing	7,956.41
400030 · Interest-Operating Funds	13,032.77
400032 · Other Revenue	3,014.24
Total 400000 · Revenue & Support	<u>7,103,302.16</u>
Total Income	<u>7,103,302.16</u>
Gross Profit	7,103,302.16
Expense	
500000 · BOND FUND EXPENSES	
500419 · Camden Int.	550,783.82
505000 · T-0220 Afford.Hous Lnd Bk Prg	
500037 · Operations Center	-324.75
Total 505000 · T-0220 Afford.Hous Lnd Bk Prg	<u>-324.75</u>
Total 500000 · BOND FUND EXPENSES	550,459.07
510000 · INCREMENT PROJECTS/EXPENSE	
510008 · T-0220 Afford Housing Land Bnk	
510013 · T-0220 Affordable Housing Legal	165,013.42
510017 · T-0220 Drainage Fees	8,386.55
512001 · T-0220 Aff Hous Expense	1,388,508.70
512003 · Operations Center (3117 Emancipation Ave & 3112 St Charles St.)	
5120031 · Lease Units Electricity	4,926.31
512003 · Operations Center (3117 Emancipation Ave & 3112 St Charles St)	11,719,211.98
Total 512003 · Operations Center (3117 Emancipation Ave & 3112 St Charles St)	<u>11,724,138.29</u>
Total 510008 · T-0220 Afford Housing Land Bnk	13,286,046.96
510019 · T-0214 Caroline St	689,970.25
510024 · T-0204 Infrastruc/Street Lights	628.96
510041 · CIP Program Expenses	108,826.74
510043 · T-0234 Parks & Open Space & Mob	37,073.46
510044 · T-0236 Bagby Park	341,922.58
510045 · T-0224 HTC I - Bldg Maintenance	34,258.87
510046 · T-0221 Midtown Pk	98,357.72
510048 · T-0240 Acquisitions Block 442	2,589.00
510050 · T-0210 Main Street Enhancements	3,249.78
510096 · T-0207 Opr of Zone Prj Faciliti	252,687.60
510102 · HMAAC Interest Expense	20,230.66
510200 · Adjust Project Costs/Estimates	583.33
510400 · KIOS at Bagby Park	27,200.00

# Midtown Redevelopment Authority

## Profit & Loss

July 2020 through February 2021

	<u>Jul '20 - Feb 21</u>
510534 · T-0225 Mobility & Pedest Imprv	84,310.91
510700 · Municipal Services Costs	781,263.00
Total 510000 · INCREMENT PROJECTS/EXPENSE	<u>15,769,199.82</u>
550000 · General & Admin. Expense	
550002 · Contract Labor	29,664.00
550003 · Rent Expense (Additional office space)	55,615.00
550004 · Salaries	
550014 · Health Insurance	80,193.52
550015 · AFLAC	2,236.27
550017 · 401K	210.00
550018 · Life Insurance	196.08
550004 · Salaries - Other	<u>1,059,360.09</u>
Total 550004 · Salaries	1,142,195.96
5500047 · Overtime	
550007 · Courier Service	4,574.38
550008 · Office Supply & Expense	2,510.64
550009 · Misc Exp	183.41
550010 · Telephone & Utilities	
550110 · Cellular Service	1,095.05
550113 · Drainage fee	3,271.86
550010 · Telephone & Utilities - Other	<u>11,928.67</u>
Total 550010 · Telephone & Utilities	16,295.58
550012 · Postage	499.34
550020 · Int Expense BBVA (Int Expense BBVA)	35,669.32
550022 · Bank Charges & Fees	18,947.55
550023 · Trust Expenses	15,143.80
550025 · Professional Services	97,724.49
550026 · Accounting Consultants	17,307.50
550027 · Financial Audit (Audit Services)	37,000.00
550028 · Legal Consultants	126,313.18
550031 · HTC Bldg Maintenance	5,118.67
550032 · Engineering Consultants	3,231.25
550034 · Equip Rent & Lease Expense	5,831.20
550036 · Licenses & Fees	1,409.00
550037 · Workman's Comp Insurance	2,831.28
550038 · Insurance - All	261,693.23
550039 · Computers & Repairs & Maint	32,735.46
550044 · Payroll Expense & PR Tax Exp	9,425.87
550045 · Payroll Fees	13,867.52
550047 · Soc Sec - Medicare	75,172.32
550050 · Depreciation Expense	218,629.56
550052 · Depre Expense-Midtown Park	318,242.58
550053 · Deprec Expense-Works of Art	14,515.56
550061 · Public Relations	87,500.00
550201 · CIP	<u>3,787.50</u>

Midtown Redevelopment Authority

Profit & Loss

July 2020 through February 2021

Jul '20 - Feb 21

Total 550000 · General & Admin. Expense	2,653,635.15
550051 · Dep Exp - Midtown Park/Garage	231,048.96
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-293,027.16
560038 · 11 Bond Series Interest Expense	77,600.02
560039 · 2013 Bond Series Int Expense	1,109,868.86
560040 · 2015 Bond Int Expense	391,137.49
560041 · 2017 Bond Int Expense	1,819,624.90
560042 · 2020 Bond Int Exp	513,800.14
Total 600000 · Bond Related Expenses	3,619,004.25
999999 · SUSPENSE (flow through account)	-11,405.29
Total Expense	22,811,941.96
Net Ordinary Income	-15,708,639.80
Net Income	-15,708,639.80

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Midtown Redevelopment Authority

Balance Sheet

As of February 28, 2021

Feb 28, 21

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	4,093,230.28
101002 · Infrastructure Projects 1731	952.87
101010 · WF Surplus Acct 63943	1,288.34
101020 · WF FTA Enhanced Path 63919	60.11
102200 · Logic Operating Account (Investment Account)	5,058,179.08
103200 · TexStar Operating Acct 1111	6,950.95
103600 · Wells Fargo Oper Inves 63901	731.17
103700 · WF Operating Saving 3215777180	45,323.38
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	50,951.60
104022 · WF Pilot Program 3935	344.38
104116 · TexStar Aff. Hsng MM 1800	2,014.39
104200 · Logic Affordable Housing (Investment Account)	92,523.00
1043000 · BBVA USA	1,042,859.97
Total 104000 · Affordable Housing Accounts	<u>1,188,693.34</u>
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	47,970.83
Total 105001 · Pledge Revenue Fund 422885	<u>47,970.83</u>
105002 · Debt Service Fund	
105200 · BNY-Debt Service Fund 422896	2,087,293.06
Total 105002 · Debt Service Fund	<u>2,087,293.06</u>
105003 · Reserve Fund 422897	
105302 · Reserve Fund Money Mkt 422897	45.06
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,422,692.64
Total 105003 · Reserve Fund 422897	<u>7,422,737.70</u>
105009 · Austin Park Maint. Fund 422919	
105901 · Austin Park Money Market Acct.	3,582.05
Total 105009 · Austin Park Maint. Fund 422919	<u>3,582.05</u>
107000 · BOND FUNDS	
107012 · BNY 443264 2011 Escrow	9.99
107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	3,080,611.23
Total 107000 · BOND FUNDS	<u>3,080,621.22</u>
Total 105000 · Trustee Investments	<u>12,642,204.86</u>
Total Checking/Savings	<u>23,037,614.38</u>
Accounts Receivable	
170000 · Accounts Receivable	
170008 · KIOS	-6,400.00
170010 · Midtown Management District	437,896.31
170011 · Midtown Parks Conservancy	772,817.38
170020 · HX Houston Exponential AR	8,711.28
170021 · HTC BUILTOUT	338,285.67

# Midtown Redevelopment Authority

## Balance Sheet

As of February 28, 2021

	Feb 28, 21
170050 · MRA AHF	3,075,784.68
170060 · Fourth Ward Redevelopment Autho (Expense Reimbursement)	9,196.28
Total 170000 · Accounts Receivable	4,636,291.60
Total Accounts Receivable	4,636,291.60
Total Current Assets	27,673,905.98
Fixed Assets	
150000 · Fixed Assets	
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 · Accm Deprec-Houston Tech Cntr I	-2,356,531.11
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-2,029,331.20
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,360,074.03
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	-72,577.82
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	-1,386,293.80
150078C · Midtown Garage - Depreciable As - Other	23,104,895.00
Total 150078C · Midtown Garage - Depreciable As	21,718,601.20
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Midtown Park	-2,015,535.90
150078D · Midtown Park - Depreciable Asse - Other	19,094,553.00
Total 150078D · Midtown Park - Depreciable Asse	17,079,017.10
150079B · Works of Art - Donated	725,778.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	34,686.18
150082 · Option Fees	10,670.00
150803 · Affordable Housing Legal	113,550.45
150804 · Affordable Housing Misc	752,799.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	45,961,492.26
Total 150080 · Land (Resale) (Land purchase for resale)	46,999,948.63
150080A · Land Held for Resale	1,994,802.60



# Midtown Redevelopment Authority

## Balance Sheet

As of February 28, 2021

	Feb 28, 21
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-467,081.58
150100 · 2800 MAIN	317,069.93
Total 150000 · Fixed Assets	108,848,744.48
Total Fixed Assets	108,848,744.48
<b>TOTAL ASSETS</b>	<b>136,522,650.46</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200000 · Accounts Payable	349,595.51
Total Accounts Payable	349,595.51
<b>Other Current Liabilities</b>	
200001 · Current Liabilities	
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	-1,445,404.56
200001 · Current Liabilities - Other	13,800.00
Total 200001 · Current Liabilities	-1,286,811.59
2030112 · BBVA Taxable Loan	9,164,590.65
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	21,478,878.04
Total Current Liabilities	21,828,473.55
<b>Long Term Liabilities</b>	
210000 · Long Term Liabilities	
210047 · Bonds Payable Series '13	21,990,000.00
210049 · Bond Payable Series '15	8,755,000.00
210050 · Bond Payable Series 2017	36,485,000.00
210053 · Accrued Bond Int 2015 series	195,568.74
210055 · Accrued Bond Interest 13 Series	554,934.48
210056 · Accrued Bond Interest Series 11	38,800.02
210058 · Series 2013 BOND PREMIUM	942,073.85
210059 · Series 2015 Bond Prem	544,056.66
210060 · Accrued Bond Interst 2017	256,900.14
210061 · Series 2017 Bond Premium	3,495,287.85
210062 · Accrued Bond Interest Series 17	909,812.40
210063 · Series 2020 Bond Premium	2,000,832.80
210064 · Bonds Payable Series 2020	11,085,000.00
2103000 · LOANS	

Midtown Redevelopment Authority

Balance Sheet

As of February 28, 2021

	Feb 28, 21
2103003 · HMAAC LOAN REFINANCED	<u>756,725.22</u>
Total 2103000 · LOANS	<u>756,725.22</u>
Total 210000 · Long Term Liabilities	<u>88,009,992.16</u>
Total Long Term Liabilities	<u>88,009,992.16</u>
Total Liabilities	109,838,465.71
Equity	
1110 · Retained Earnings (Retained Earnings)	42,392,824.55
Net Income	<u>-15,708,639.80</u>
Total Equity	<u>26,684,184.75</u>
TOTAL LIABILITIES & EQUITY	<u><u>136,522,650.46</u></u>

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Midtown Redevelopment Authority  
 Transactions by Account  
 As of March 31, 2021

Wells Fargo Ope Acctg 64040

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/01/2021	9835	Midtown Scouts Square Property. LP	CONTRACT PARKING	300.00
Bill Pmt -Check	03/02/2021	9846	Equi-Tax, Inc.	MontlyConsultation Service fee peere contr	500.00
Bill Pmt -Check	03/02/2021	9847	HX Houston Exponential	MARCH 2021	7,645.00
Bill Pmt -Check	03/05/2021	9848	CenterPoint Energy 3	Labor for Pole Relocation	43,423.00
Bill Pmt -Check	03/09/2021	9849	MID MAIN	Development Agreement Written Request f	166,913.23
Bill Pmt -Check	03/25/2021	9850	Bracewell LLP	Legal Services	21,532.50
Bill Pmt -Check	03/25/2021	9851	Equi-Tax, Inc.	VOID:	0.00
Bill Pmt -Check	03/25/2021	9852	FireTron, Inc.	WO 179627	340.00
Bill Pmt -Check	03/25/2021	9853	FLEXTG FINANCIAL SERVICES	CANNON/IR-C57501	1,289.22
Bill Pmt -Check	03/25/2021	9854	Houston Business Development Inc.	Landscape Service Ad	616.00
Bill Pmt -Check	03/25/2021	9855	IDS Engineering Group	Project 117400513 Midtown PSA WO No 0	6,262.60
Bill Pmt -Check	03/25/2021	9856	NEVA Corporation	HVAC Service	1,299.88
Bill Pmt -Check	03/25/2021	9857	One World Strategy Group, LLC	Public Affairs - Contract 2 February 2021	7,500.00
Bill Pmt -Check	03/25/2021	9858	Pitney Bowes Global Financial Services LL	LEASE	163.20
Bill Pmt -Check	03/25/2021	9859	Staples Advantage	office supplies	231.38
Bill Pmt -Check	03/25/2021	9860	The Goodman Corporation	Professional Services	2,187.19
Bill Pmt -Check	03/25/2021	9861	TKE Elevators	Elevator Service	1,657.74
Bill Pmt -Check	03/25/2021	9862	Bee-Line Delivery Service, Inc.	Courier Service	204.13
Bill Pmt -Check	03/25/2021	9863	Goode Systems & Consulting, Inc.	Printer Problem	150.00
Bill Pmt -Check	03/25/2021	9865	Equi-Tax, Inc.	MontlyConsultation Service fee per contrac	500.00
Bill Pmt -Check	03/25/2021	9866	Goode Systems & Consulting, Inc.	Monthly Service	1,786.00
Bill Pmt -Check	03/25/2021	9867	The Goodman Corporation	FTA MID115	1,187.25
Bill Pmt -Check	03/18/2021	9868	AFLAC	JANUARY 2021	3,100.84
Bill Pmt -Check	03/25/2021	9869	IDS Engineering Group	VOID: Project M03200550 CIP[	0.00
Bill Pmt -Check	03/25/2021	9870	Jerdon Enterprises, L.P.	Bagby Park Storage Building and Renovati	21,558.60
Bill Pmt -Check	03/25/2021	9871	Walter P. Moore	Professional Services	9,033.70
Bill Pmt -Check	03/25/2021	9872	Midtown Management District -2	Reiimbursement Single Audit MMD Dec 20	3,000.00
Bill Pmt -Check	03/25/2021	9873	Midtown Parks Conservancy	Expense Reimbursement	10,156.17
Bill Pmt -Check	03/25/2021	9874	Midtown Parks Conservancy	Anual Contributions for Management Fees	250,000.00
Bill Pmt -Check	03/25/2021	9875	Walter P. Moore	Midtown CIP WO1 (FY 21)	8,776.00
Bill Pmt -Check	03/25/2021	9876	Walter P. Moore	Midtown WO 3 Parks	1,380.00
Bill Pmt -Check	03/25/2021	9877	Burney & Foreman	Legal Services	3,000.00
TOTAL					575,693.63

Midtown Redevelopment Authority  
Transactions by Account  
As of March 31, 2021

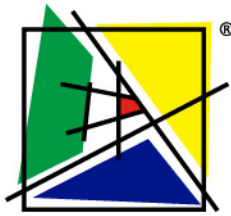
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Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/02/2021	3692	American Fence Company, Inc.	Fencing	1,149.66
Bill Pmt -Check	03/02/2021	3693	TransTeQ	LAWN AND LANDSCAPING SERVICE	1,400.00
Bill Pmt -Check	03/02/2021	3694	Precision Surveyors	Survey	500.00
Bill Pmt -Check	03/25/2021	3695	Bracewell LLP	Legal Services	1,968.75
Bill Pmt -Check	03/25/2021	3696	TLC Engineering, Inc.	Affordable Housing	31,750.00
Bill Pmt -Check	03/18/2021	3697	CORTEZ LANDSCAPING, LLC	Landscape Services	91,298.80
Bill Pmt -Check	03/25/2021	3699	Kirksey Architecture, LLC	Affordable Housing Center	11,653.52
Bill Pmt -Check	03/25/2021	3700	A. O. Phillips & Associates, LLC	Consulting Services for the Period February 1	23,560.00
Bill Pmt -Check	03/25/2021	3701	Burney & Foreman	Legal Services	4,500.00
<b>TOTAL</b>					<b>167,780.73</b>

Midtown Redevelopment Authority  
 Bond & Project Fund Expenses & Balances  
 Sunday, February 28, 2021

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LOGIC	Ending Balance
422885 Pledge Reserve Funds 422896	47,970.00					47,970.00
422896 Debt Service US Treasury Money Market Funds	2,087,293.06					2,087,293.06
422897 Reserve Fund Money Mkt	45.06					45.06
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fur	7,422,692.64					7,422,692.64
422919 Austin Park Maint.(2001 Series) US Treasury Monc	3,582.05					3,582.05
LOGIC 2017 AFFORDABLE HOUSING (Trust Account)	0.00			0.00		0.00
2013 Aff Hous 693802 REQ 160		-				
WIRED TO WF 3927		-				
LOGIC 2017 Project Funds	3,080,611.23					3,080,611.23
443264 2011 Escrow 1998 2001	9.99					9.99
						<b>12,642,204.03</b>
			<b>TOTALS</b>			

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**midtown**  
HOUSTON

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MIDTOWN AFFORDABLE HOUSING  
PROGRAM

# Legal #3 for 3/19/21

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## REQUEST FOR QUALIFICATIONS

**Owner:** Midtown Redevelopment Authority  
410 Pierce Street, Suite 355  
Houston, Texas 77002

**Project Name:** Midtown Redevelopment Authority – RFQ for Architectural and Engineering Services

**Proposal Due:** Tuesday, April 13, 2021 at 2:00 PM

**Pre-Proposal Meeting:** Tuesday, March 23, 2021 at 2:00 PM

Midtown Redevelopment Authority (MRA) invites the submission of a Statement of Qualifications (“SOQ”) from interested firms to provide professional architectural and engineering (“A&E”) services for the implementation of the MRA Capital Improvement Plan (CIP). MRA will select firms to be part of a group of pre-qualified consultants (“Pre-Qualified Group”) for architectural, engineering, and related services in specified disciplines/categories. MRA will select and award contracts to A&E firms from the Pre-Qualified Group for a specific engagement/project as the need arises and on a case-by-case basis. Please note, this SOQ process is for individual firms; do not provide an SOQ with multiple firms (i.e., teams).

A mandatory pre-proposal meeting will be held on Tuesday, March 23, 2021 at 2:00 p.m. (CST) via Webex video conference call. Pre-registration is required to attend the pre-proposal meeting by emailing Marlon Marshall at [marlonm@houstonsmidtown.com](mailto:marlonm@houstonsmidtown.com) no later than Monday, March 22, 2021 at 2:00 p.m. CST to receive the information needed to join the Webex video conference call.

Specifications for this RFQ may be obtained at [www.civcastusa.com](http://www.civcastusa.com): search “Midtown Redevelopment Authority – RFQ for Architectural and Engineering Services”. Proposers must register on this website in order to view and/or download specifications, plans, and other related documents for this RFQ. There is NO charge to view or download documents. Addenda will be distributed at no cost to those who are registered document/plan holders.

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# LEGALS

## INVITATION TO BIDDERS

Sealed Electronic Bids addressed to **Richey Road Municipal Utility District**, will be electronically received until **10:00 a.m. Local Time, Friday, February 19, 2021** and then electronically opened on [www.CivcastUSA.com](http://www.CivcastUSA.com) at **Vogler & Spencer Engineering, Inc., 777 North Eldridge Parkway, Suite 500, Houston, Texas 77079, Harris County, Texas**. Bid results will then be publicly posted on [www.CivcastUSA.com](http://www.CivcastUSA.com).

**Water Treatment Facility – Chlorination System Conversion  
Within Richey Road Municipal Utility District  
VSE Project No.: 09900-401-9-WPL**

Bids received after the closing time will be returned unopened.

Each Bid must be accompanied by a Bid Bond or a certified cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total amount Bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the forms provided, and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor.

Copies of the bidding documents may be obtained from [[www.CivcastUSA.com](http://www.CivcastUSA.com): search **09900-401-9-WPL**]. Bidders must register on this website in order to view and/or download specifications, plans, soils report, and environmental reports for this Project. There is **NO** charge to view or download documents.

Bidder must submit its Bid and bid securities in compliance with Owner's Order Adopting Section 49.2731 Electronic Bidding Rules and all Bids and bid securities must be submitted through [[www.CivcastUSA.com](http://www.CivcastUSA.com)]. Bidder must register on this website in order to submit a Bid and bid security and there is **NO** charge to submit Bids and bid securities on this website.

By submitting a Bid, Bidder acknowledges and agrees that the Contract Documents may be accepted, executed or agreed to through the use of an Electronic Signature, as defined by and in accordance with Owner's Electronic Signature Rules for Construction Contracts.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

**The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and/or Contract and the Contractor agrees that the Contract can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.**

## CITATION BY PUBLICATION-DIVORCE W/CHILD(REN)

STATE OF TEXAS  
CAUSE NO: 20-FD-0862  
COUNTY COURT AT LAW NO. 1 OF GALVESTON COUNTY

IN THE MATTER OF THE MARRIAGE OF : VANESSA LERMA AND HUGO MONDRAGON-CORREA

TO: **HUGO MONDRAGON-CORREA**  
**NO KNOWN ADDRESS**, and to All Whom It May Concern, Respondent(s):

Greeting:  
**NOTICE TO RESPONDENT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 am on the Monday next following the expiration of 20 days after the date you were served this citation and petition, a default judgment may be taken against you."**

The petition of **Vanessa Lerma** Petitioner, was filed in the **County Court at Law No. 1 of Galveston County, Texas** on the **27th day of April, 2020**, against **Hugo Mondragon-Correa**, Respondent(s), numbered **20-FD-0862** and entitled **"IN THE MATTER OF THE MARRIAGE OF: VANESSA LERMA AND HUGO MONDRAGON-CORREA."** The suit requests: **Original Petition for Divorce** as is more fully shown by the Petition on file in this suit. The date and place of birth of the child (children) who is (are) the subject of the suit: **DOB-09/05/2005; Birthplace-City Not on File, State Not on File.**  
**DOB-06/08/2007; Birthplace-City Not on File, State Not on File.**

"The Court has authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property, furthermore the Court has authority in this suit to render an order in the child's (children's) interest, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's (children's) adoption, all of which will be binding on you."

The officer executing this process shall promptly execute the same according to law, and make due process as the law directs.

Issued and given under my hand and the seal of said court at Galveston, Texas, **16th day of September, 2020.**

Attorney for Petitioner or Pro Se Party: **JOHN D. KINARD**, District Clerk  
Vanessa Lerma  
16457 El Camino Real  
Houston, Texas 77062  
By: */s/ Selena Skaggs*, Deputy

## INVITATION TO BIDDERS

**Owner:** Midtown Redevelopment Authority  
410 Pierce Street, Suite 355  
Houston, Texas 77002

**Project Name:** Affordable Housing – Vacant Lot Landscape Maintenance

**Bid Due:** Wednesday, February 17, 2021 at 2:00 PM

**Pre-Bid Conference:** Monday, February 8, 2021 at 1:00 PM

The Midtown Redevelopment Authority ("OWNER") will receive sealed Bids for landscape maintenance services of the project known as "Affordable Housing – Vacant Lot Landscape Maintenance" via email to [marionm@houstonmidtown.com](mailto:marionm@houstonmidtown.com) until the Bid Due time indicated above. The Project generally includes landscape maintenance to maintain certain vacant lots included in MRA's Affordable Housing land bank inventory.

A Pre-bid video conference will be held on February 8, 2021 at 1:00 p.m. local time via Webex. To attend the video conference, please use the following URL: <https://midtownhouston.webex.com/join?URL=midtownhouston.com?MTID=m092965313f3ab74c7759cf525b30f36d> or dial US Toll Free 1-844-992-4726; when prompted enter access code 146 100 6903 # and join as a participant. The Pre-bid video conference is not mandatory, but bidders are strongly encouraged to attend.

Copies of the bidding documents may be obtained from [www.CivCastUSA.com](http://www.CivCastUSA.com): search "Midtown Redevelopment Authority – Affordable Housing Vacant Lot Landscape Maintenance". Bidders must register on this website to view and/or download specifications, plans, and other related documents for this project. There is **NO** charge to view or download documents.

The OWNER reserves the right to reject any or all Bids and to waive formalities or irregularities in bidding. In case of lack of clarity in stating prices, the OWNER reserves the right to consider the most advantageous interpretation thereof or reject the Bid.

## INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to **Brazoria County Municipal Utility District No. 43**, Attention: Mr. Dayne Burson, President, Board of Directors, will be received at the office of the Engineer, LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 120, Katy, Texas 77449, until 2:00 p.m. Local Time, Wednesday, February 24, 2021, and then publicly opened and read for "Construction of the Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Del Bello Lakes Section 10 for Brazoria County Municipal Utility District No. 43, Brazoria County, Texas". Bidders may elect to submit bids electronically via <https://bids.lja.com>. Due to the pandemic and Federal guidelines of not gathering in groups of more than 10 people, people of the public who wish to attend the Bid Opening must do so by telephone. The telephone number for the Bid Opening is 713.358.8400, Access Code 0950622.

Scope of Work of the Contract includes the construction of water, sanitary sewer and drainage facilities and paving & appurtenances.

Bids received after the closing time will be returned unopened. A non-mandatory audio/web pre-bid conference will be held on Wednesday, February 17, 2021, at 3:00 p.m. Local Time. To attend the non-mandatory pre-bid conference, dial 713.358.8400, Access Code 0930676. To attend the web portion of the conference please visit <https://micollabuca.ljaeng.com/call/0930676>.

Each Bid must be accompanied by a bid bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than 5 percent of the total amount bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the forms provided and provide the required insurance certificates within 7 days after the date Contract Documents are received by the Contractor.

Bidding documents may be examined at LJA Engineering, Inc., AGC of Texas, Construct Connect, and Amtek or may be obtained by prospective bidders or suppliers upon payment of ninety-five dollars (\$95.00 non-refundable plus cost of delivery) (\$50.00 for electronic copy) for each set of documents at LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 120, Katy, Texas 77449 or at <https://bids.lja.com>. Bidders must register on this website to download bidding documents.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

Brazoria County Municipal Utility District No. 43

## INVITATION TO BIDDERS

Sealed bids, in duplicate, addressed to **Board of Directors, Harris County Municipal Utility District No. 109**, will be received in the office of BGE, Inc., 10777 Westheimer, Suite 400; Houston, Texas, 77042 (Phone: 281-558-8700) until **10:30 AM, Tuesday, March 2, 2021**, at which time all bids will be opened and publicly read for the furnishing of all material, equipment, labor and supervision necessary or incidental to "Construction of Water Plant No. 2 Expansion for Harris County MUD No. 109, Harris County, Texas,"

Scope of Project:

Construction of one (1) 420,000 gallon bolted steel ground storage tank, operations/control building, booster pumps, electrical service, MCC, switch gear, together with required site preparation and grading, drainage, pavement, foundations, yard piping, fencing, controls, and all required appurtenances for a complete and operational water plant. Only when directed by the Engineer, an emergency diesel power generator and access concrete driveway.

Bids received after the closing time will be returned unopened.

A non-mandatory pre-bid conference will be held in the office of BGE, Inc. on **Tuesday, February 16, 2021 at 10:30 AM.**

Plans, specifications and bid documents are available at [www.civcastusa.com](http://www.civcastusa.com), search: **7439-00.**

A **cashier's check or bid bond** in the amount of **5%** of the total bid amount must accompany each bid. The successful bidder will be required to provide performance, payment and maintenance bonds for the full amount of the contract. The Owner reserves the right to reject any or all bids.

## INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to **Harris County Municipal Utility District No. 542**, Attention: Mr. Bobby Mauldin, President, Board of Directors, will be received at the office of LJA Engineering, Inc., 3600 West Sam Houston Parkway S., Suite 150, Houston, Texas 77042, until 2:30 p.m., Local Time, Friday, February 19, 2021, for "Construction of the Detention Pond C Expansion & Drainage Facilities to Serve Amira for Harris County Municipal Utility District No. 542, Harris County, Texas". Bidders may elect to submit bids electronically via <https://bids.lja.com>. Due to the pandemic and Federal guidelines of not gathering in groups of more than 10 people, people of the public who wish to attend the Bid Opening must do so by telephone. The telephone number for the Bid Opening is 713.358.8400, Access Code 0910460.

Scope of Work of the Contract includes the following: detention pond c expansion, drainage facilities and mass grading.

Bids received after the closing time will be returned unopened. A non-mandatory audio pre-bid conference will be held on Monday, February 15, 2021, at 2:30 p.m. Local Time. To attend the audio non-mandatory pre-bid conference, dial 713.358.8400, Access Code 0990514.

Each Bid must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total amount Bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the forms provided, and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor. If a certified or cashier's check is provided, the successful bidder shall deliver, at the bid opening address, the original certified or cashier's check within twenty-four (24) hours of receipt of the bid opening.

Bidding documents may be examined at LJA Engineering, Inc., AGC of Texas, Construct Connect, and Amtek or may be obtained by prospective bidders or suppliers upon payment of one hundred dollars (\$100.00 non-refundable plus cost of delivery) (\$50.00 for electronic copy) for each set of documents at LJA Engineering, Inc., 3600 W. Sam Houston Parkway S., Suite 150, Houston, Texas 77042 or at <https://bids.lja.com>. Bidders must register on this website to download bidding documents.

A Bidder submitting electronic Bids must submit its Bid and bid securities in compliance with Owner's Order Adopting Section 49.2731 Electronic Bidding Rules and all electronic Bids and bid securities must be submitted through <https://bids.lja.com>. Bidder must register on this website in order to submit a Bid and bid security and there is no charge to submit Bids and bid securities on this website.

By submitting a Bid, Bidder acknowledges and agrees that the Contract Documents may be accepted, executed or agreed to through the use of an Electronic Signature, as defined by and in accordance with Owner's Electronic Signature Rules for Construction Contracts.

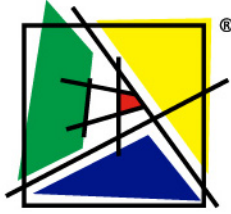
The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

**The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and/or Contract and the Contractor agrees that the Contract can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.**

Harris County Municipal Utility District No. 542

**HOUSTON  
BUSINESS JOURNAL**





**midtown**  
HOUSTON

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MIDTOWN CAPITAL IMPROVEMENTS  
PROGRAM

## Capital Improvements Program

### Parks and Greenspace

#### Bagby Park – Storage and Renovations

- Contractor is finalizing project closeout requirements and documentation.
- Kiosk tenant's design plans are currently begin reviewed by the City for permitting. Tenant improvement construction will begin immediately after City approval.

#### Change Orders

- CO #10 – Project closeout quantity overruns/underruns for drainage and landscape items.
  - o Amount: \$6,072.75

#### Construction Contract Budget

- Original Contract Amount: \$480,480.80
- Net Change Orders: \$288,650.77
- Contract Amount to Date: \$769,131.57

### Caroline Street Reconstruction

- Contractor continues paving activity between Hadley and Pierce and has started paving at Webster intersection.
- Waterline installation is ongoing between Gray and Pierce, and drainage installation is ongoing at Gray and Elgin.
- Sidewalk installations are progressing between Dennis and McIlhenny. Work on rain gardens and electrical conduit for streetscape lighting and irrigation continues on blockfaces between McGowen and Pierce.
- Upcoming work includes paving at Gray and McGowen intersections.

#### Change Orders

- CO #16 – Adjustment of electrical conduit runs and power configurations for rectifier cabinets  
Rectifier Cabinet
- No. 1 (RC1) and Rectifier Cabinet No. 2 (RC2)
  - o Amount: (-\$4,618.54)
  - o TxDOT fee (4.95%): \$0.00
  - o Total: (-\$4,618.54)
- CO #46 – Revisions to traffic control plan for construction operations along Gray Street, between Austin Street and Caroline Street, due to the addition of bike lanes and parking lanes on Gray Street and Austin Street since the onset of the project
  - o Amount: \$14,608.39
  - o TxDOT fee (4.95%): \$723.12
  - o Total: \$15,331.51

#### Construction Contract Budget

- Original Contract Amount: \$12,380,276.54
- Net Change Orders (including TxDOT fee): \$1,347,541.91
- Contract Amount to Date: \$13,727,818.45
- Change Order Time Adjustment Total – 163 days

## **Pedestrian Safety Enhancements**

- Pilot project in collaboration with Midtown Management District to install crosswalk and curb enhancements in Midtown.
- Contractor has completed installation of pedestrian safety enhancements at Brazos/Webster intersection and Elgin/Jackson intersection.

### Change Orders

- CO #1 – 18 additional tuff curbs at Brazos and Webster intersection
  - o Amount: \$4,680.00
- CO #2 – Six additional tuff curbs with delineators and striping at Elgin and Jackson intersection
  - o Amount: \$2,192.77

### Construction Contract Budget

- Original Contract Amount: \$25,883.00
- Net Change Orders: \$6,872.77
- Contract Amount to Date: \$32,755.77



**CONTRACT CHANGE ORDER**

Project: **Bagby Park Storage Building and Renovations**

Date: 1/27/2021  
 Change Order No.: 10  
 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 9	\$ 282,578.02
Substantial Completion Date	1/6/2020	Amount of Change Order No. 10	\$ 6,072.75
Previously Approved Extension of Time	303	Total Change Orders to Date	\$288,650.77
Time added by this Change Order	0	Revised Contract Amount	\$ 769,131.57
Revised Completion Date	11/4/2020		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:  
 Final contract quantity adjustments. See attachment.

2. TIME: 0 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:

Changes Recommended:

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

IDS Engineering Group  
 Engineer  
 By: *Carl D. Harrison* 12/14/2020  
 (Date)

Jerdon Enterprises, LP  
 Contractor  
 By: *[Signature]* 1/28/2021  
 Darrol Vincent, Jr., President (Date)  
 By: Jerdon Holding, LLC, General Partner

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

**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

Date: 1/27/2021  
Change Order No.: 10  
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:

Bid Item No. 6 30-lch RCP

<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>
49	L.F.	\$150.00	\$7,350.00	48	\$7,200.00	(\$150.00)

Bid Item No. 7 3.5' x 3.5' Junction Box

<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>Add Cost</u>
2	EA.	\$2,400.00	\$4,800.00	4	\$9,600.00	\$4,800.00

Bid Item No. 13 Fence including Gate

<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>
6	L.F.	\$425.00	\$2,550.00	0	\$0.00	(\$2,550.00)

Bid Item No. 14.1 Granite Paver Band - Remove and Store

<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>Add Cost</u>
207	S.F.	\$33.50	\$6,934.50	275	\$9,195.75	\$2,261.25

## CONTRACT CHANGE ORDER

Project: Bagby Park Storage Building and  
Renovations

Date: 1/27/2021  
Change Order No.: 10  
Job No.: 1174-005-12  
Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

Bid Item No.	Description	<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>Add Cost</u>
Bid Item No. 14.2	Granite Paver Band - Replace	207	S.F.	\$33.50	\$6,934.50	275	\$9,212.50	\$2,278.00
Bid Item No. 16.1	Decomposed Granite - Remove existing	1,307	S.F.	\$2.75	\$3,594.25	1,308	\$3,597.00	\$2.75
Bid Item No. 16.2	Decomposed Granite - Replace	1,307	S.F.	\$2.75	\$3,594.25	1,300	\$3,575.00	(\$19.25)
Bid Item No. 29	Adjust existing area inlet frame and cover to new grade, Complete in Place:	1	EA.	\$250.00	\$250.00	0	\$0.00	(\$250.00)
Bid Item No. 30	Adjust existing manhole frame and cover to new grade, including manhole collar for manhole, Complete in Place:	1	EA.	\$250.00	\$250.00	0	\$0.00	(\$250.00)

**CONTRACT CHANGE ORDER**

Project: Bagby Park Storage Building and Renovations

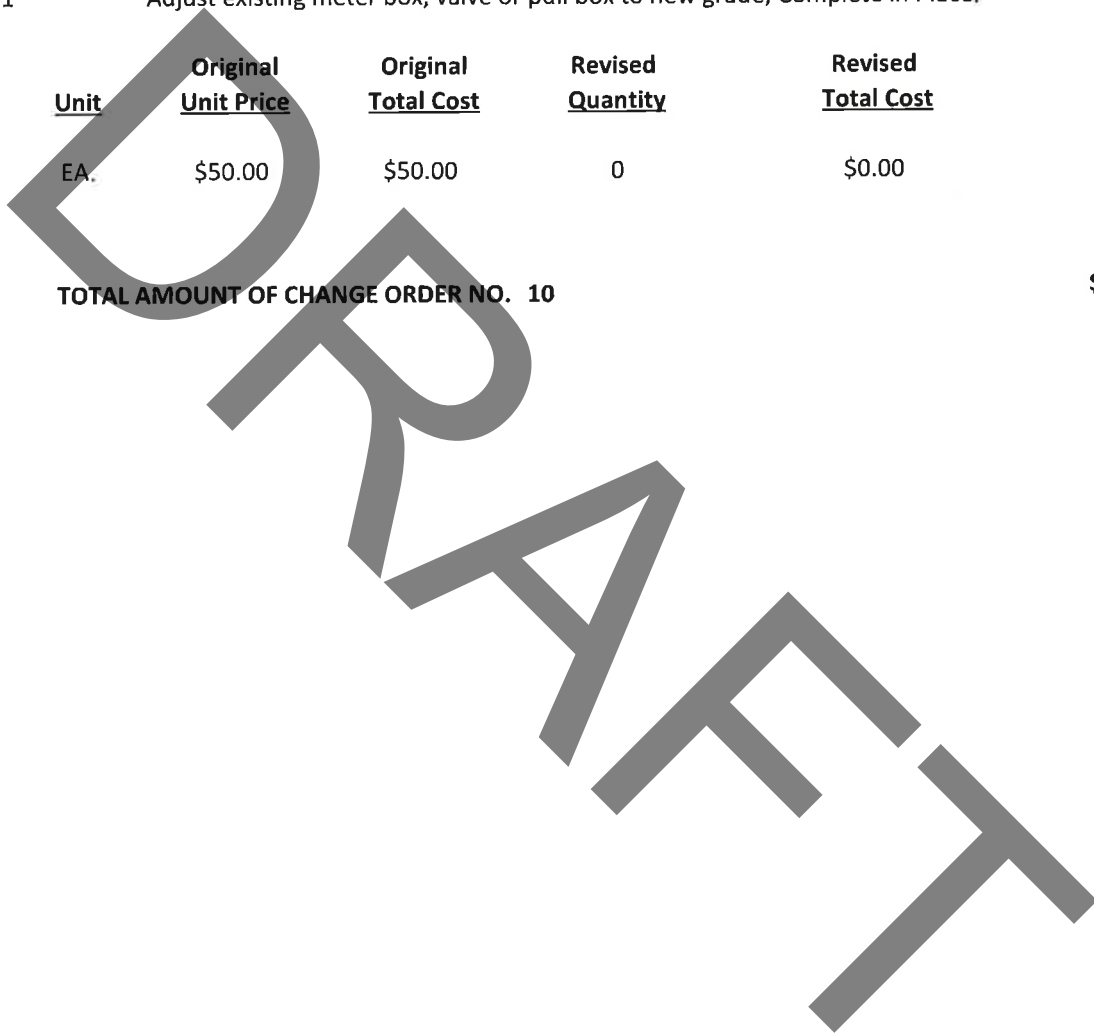
Date: 1/27/2021  
 Change Order No.: 10  
 Job No.: 1174-005-12  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

Bid Item No. 31 Adjust existing meter box, valve or pull box to new grade, 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	EA.	\$50.00	\$50.00	0	\$0.00	(\$50.00)
<b>TOTAL AMOUNT OF CHANGE ORDER NO. 10</b>						<b>\$6,072.75</b>



## Sarah Sorge (IDS)

---

**From:** John Sanchez <john@jerdonlp.com>  
**Sent:** Thursday, January 28, 2021 1:50 PM  
**To:** Sarah Sorge (IDS)  
**Cc:** Carol Harrison (IDS)  
**Subject:** RE: 1174-005-12 - Midtown Bagby Park - Change Order No. 10

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sarah,

The additional junction boxes were needed due to the new storm pipe being larger than the existing. In order to drain properly the JB had to be replaced.  
The granite paver band remove, store and replacement overran in order to blend the new lawn grades correctly. Decomposed granite removal was actual measured field quantity.

Gaye from our office will send the CO once it's signed.

Respectfully,

John Sanchez  
Project Manager  
Jerdon Enterprise  
281-261-5000 Ext. 2007

---

**From:** Sarah Sorge (IDS) <SSorge@idseg.com>  
**Sent:** Wednesday, January 27, 2021 2:08 PM  
**To:** John Sanchez <john@jerdonlp.com>  
**Cc:** Carol Harrison (IDS) <CHarrison@idseg.com>  
**Subject:** 1174-005-12 - Midtown Bagby Park - Change Order No. 10

John,

Attached please find the draft of change order no. 10 for final contract adjustments. Please provide additional information regarding the items that have been overrun. Review and advise.

Thank you,



**Sarah Sorge**  
Contract Administrator

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7122

[SSorge@idseg.com](mailto:SSorge@idseg.com)

[Website](#) | [Facebook](#) | [LinkedIn](#)

TxEg Firm 2726 | TxSurv Firm 10110700

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Caroline Street Reconstruction



CHANGE ORDER NBR.

16

REPORT DATE: 3/3/2021 3:54:40PM

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: \$13,603,602.83  
PEND ADJ PROJ AMT: \$13,603,602.83  
CONTRACTOR: J.D. ABRAMS, L.P.  
CO AMOUNT: -\$4,618.54  
CO TYPE: NON-PARTICIPATING  
3RD PARTY AMOUNT: -\$4,618.54  
APPRV LEVEL: OVERRIDE

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

DESCRIPTION: Type D Service and Additional Type A Ground Boxes  
REASON: 5B - 5B-CONTR REQUEST CHANGE MATL OR METHOD  
SECONDARY REASON(S):

<b>Functions:</b>	
<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 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 three existing items of work and adding two new items of work to the contract for the addition of a Type D electrical service and four Type A ground boxes.

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 Request for Information (RFI) 127R to the Designer proposing to adjust the electrical conduit runs and power configurations for Rectifier Cabinet No. 1 (RC1) and Rectifier Cabinet No. 2 (RC2). The Contractor proposed to install an underground Type D service next to RC1 to eliminate having to run conduit and wire to Service Cabinet 1. For RC2, the Contractor proposed to install four Type A ground boxes between RC2 and Service Cabinet 2. After review, the Designer took no exception to the Contractor's request in his response to RFI 127R.

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

- Item 0618-2016 CONDT (PVC) (SCHD 40) (1 1/2") – decreased by 700.00 LF.
- Item 0620-2002 ELEC CONDR (NO. 1) INSULATED – decreased by 1400.00 LF.
- Item 0620-2009 ELEC CONDR (NO. 6) BARE – decreased by 700.00 LF.

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

- Item 0624-2008, GROUND BOX TY A (122311) W/ APRON – 4.00 EA at a unit price of \$1,174.15/EA. The November 2020 Statewide Average Low Bid Unit Price (ALBUP) for this item is \$972.01/EA. Due to the small amount of work being added to the contract and after a thorough review of the Contractor's pricing support documentation, the West Harris Area Office has determined the price to be fair and reasonable.
- Item 0628-2113 ELC SRV TY D 120/240 100 (NS)AL(E)PS(U) – 1.00 EA at a unit price of \$5,419.86/EA. The November 2020 Statewide ALBUP for this item is \$5,858.80/EA. After a thorough review of the Contractor's pricing support documentation, the West Harris Area Office has determined the price to be fair and reasonable.

The Change Order summary of these items are described in detail by Line Item, Item Code, Special Provision No., Description, Unit, Unit Price, Original Quantity, CO Quantity, New Quantity and CO Amount on page 4 of the Change Order Report.

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 underrun the funds authorized for this project by \$4,618.54.

**ADDITIONAL TIME NOT NEEDED**

"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

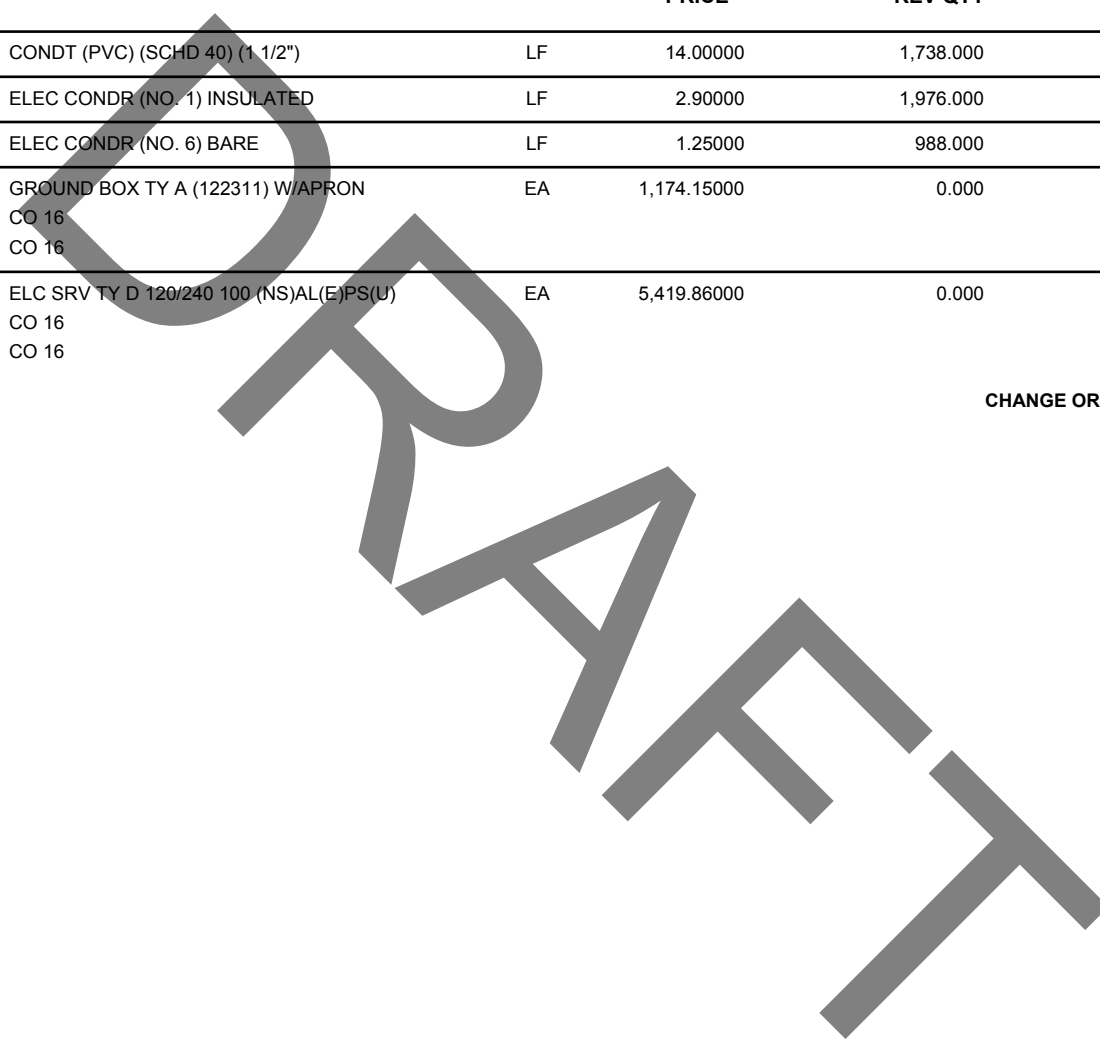
FHWA: \_\_\_\_\_  
DATE

DRAFT

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	0410	06182016	000	CONDT (PVC) (SCHD 40) (1 1/2")	LF	14.00000	1,738.000	-700.000	1,038.000	-\$9,800.00
001	0445	06202002	001	ELEC CONDR (NO. 1) INSULATED	LF	2.90000	1,976.000	-1,400.000	576.000	-\$4,060.00
001	0460	06202009	001	ELEC CONDR (NO. 6) BARE	LF	1.25000	988.000	-700.000	288.000	-\$875.00
001	0486	06242008		GROUND BOX TY A (122311) W/APRON	EA	1,174.15000	0.000	4.000	4.000	\$4,696.60
		CO DESCR		CO 16						
		ADDTL CO DESCR 1		CO 16						
001	0491	06282113		ELC SRV TY D 120/240 100 (NS)AL(E)PS(U)	EA	5,419.86000	0.000	1.000	1.000	\$5,419.86
		CO DESCR		CO 16						
		ADDTL CO DESCR 1		CO 16						
									<b>CHANGE ORDER AMOUNT</b>	<b>-\$4,618.54</b>





CHANGE ORDER NBR.

46

REPORT DATE: 3/2/2021 1:53:55PM

**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:** \$13,603,602.83  
**PEND ADJ PROJ AMT:** \$13,603,602.83  
**CONTRACTOR:** J.D. ABRAMS, L.P.  
**CO AMOUNT:** \$14,608.39  
**CO TYPE:** NON-PARTICIPATING  
**3RD PARTY AMOUNT:** \$14,608.39  
**APPRV LEVEL:** OVERRIDE

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

**DESCRIPTION:** Revised Traffic Control Plan for Gray St.  
**REASON:** 2A - 2A-DIFFER SITE CONDITION (UNFORESEEABLE)  
**SECONDARY REASON(S):**

**Functions:**

<input checked="" 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 type="checkbox"/> Time Adjustment	<input type="checkbox"/> Delete/Add CSJ
<input type="checkbox"/> Stock Account	

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

This Change Order provides for adding one unique item of work to the contract for the revisions made to the Traffic Control Plan (TCP) on Gray Street.

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 TCP for construction operations along Gray Street, between Austin Street and Caroline Street, required revisions due to the addition of bike lanes and parking lanes on Gray Street and Austin Street since the onset of the project. The original TCP did not indicate bike lanes and parking lanes as these lanes were recently added by the City of Houston and Harris County. After several meetings with the Contractor and City of Houston, the Department developed TCP Phase 3 Steps 1 and 2 which required additional detours, signage and work zone pavement markings that the original TCP did not anticipate. Therefore, this Change Order will add Item 9608-2036, UNIQUE CHANGE ORDER ITEM 36, REVISED TCP FOR GRAY ST at a quantity of 1.00 LS and at a unit price of 14,608.39/LS, where DOL=LS, to compensate the Contractor for the additional traffic control items required. After a thorough review of the Contractor's pricing support documentation, the West Harris Area Office has determined the price to be fair and reasonable.

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 \$14,608.39. 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% (\$723.12) making the third party total cost \$15,331.51.

**ADDITIONAL TIME NOT NEEDED**

"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

DRAFT







# Pedestrian Safety Enhancements



**CONTRACT CHANGE ORDER**

Project: Midtown Pedestrian Safety Enhancements

Date: 1/4/2021

Change Order No.: 1

Project No.: 1174-005-13

Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

Notice to Proceed	12/28/2020	<b>REVISED CONTRACT AMOUNT</b>	
Duration	60	Original Contract Amount:	\$25,883.00
Completion Date	2/26/2021	Previous Contract Amount:	\$25,883.00
Time Previously Added via Pay Estimates	0	Amount This Change Order:	\$4,680.00
Time added via Change Order	0	Revised Contract Amount:	\$30,563.00
Revised Completion Date	2/26/2021		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:  
Additional Turf Curbs

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: \_\_\_\_\_  
(Date)

By: Carl D. Harrison 1/7/2021  
(Date)

Jerdon Enterprises, LP

Walter P. Moore

Contractor

Engineer

By: [Signature] 1/6/2021  
(Date)

By: [Signature] 01/07/2021  
(Date)

Darrol Vincent, Jr., President  
By: Jerdon Holding, LLC, General Partner

**CONTRACT CHANGE ORDER**

Project: Midtown Pedestrian Safety Enhancements

Date: 1/4/2021

Change Order No.: 1

Project No.: 1174-005-13

Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

**REVISED 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:**

Bid Item No. 12: Tuff curb XLP

<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>Add Cost</u>
34.0	EA.	\$260.00	\$8,840.00	52.0	\$13,520.00	\$4,680.00

**TOTAL AMOUNT OF CHANGE ORDER NO. 1**

**\$4,680.00**



**CONTRACT CHANGE ORDER**

Project: **Midtown Pedestrian Safety Enhancements**

Date: 3/3/2021

Change Order No.: 2

Project No.: 1174-005-13

Contract No.: 1

Owner: **Midtown Redevelopment Authority**

Contractor: **Jerdon Enterprises, LP**

Notice to Proceed	12/28/2020	<b>REVISED CONTRACT AMOUNT</b>	
Duration	60	Original Contract Amount:	\$25,883.00
Completion Date	2/26/2021	Previous Contract Amount:	\$30,563.00
Time Previously Added via Pay Estimates	0	Amount This Change Order:	\$2,192.77
Time added via Change Order	14	Revised Contract Amount:	\$32,755.77
Revised Completion Date	3/12/2021		

**1. GENERAL STATEMENT OF CHANGE:**

This order covers the contract modification as follows:

6 Additional Tuff Curbs with delineators and striping at Elgin and Jackson

**2. TIME: 14 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:

Changes Recommended:

Midtown Redevelopment Authority

Owner

By: \_\_\_\_\_  
(Date)

IDS Engineering Group

Engineer

By: Carol D. Harrison 3/3/2021  
(Date)

Jerdon Enterprises, LP

Contractor

By: [Signature] 3/4/2021  
Darrol Vincent, Jr., President (Date)  
By: Jerdon Holding, LLC, General Partner

Walter P. Moore

Engineer

By: [Signature] 03/05/2021  
(Date)

**CONTRACT CHANGE ORDER**

Project: Midtown Pedestrian Safety Enhancements

Date: 3/3/2021  
 Change Order No.: 2  
 Project No.: 1174-005-13  
 Contract No.: 1

Owner: Midtown Redevelopment Authority

Contractor: Jerdon Enterprises, LP

**REVISED ITEMS**

3. CONTRACT DRAWING REVISIONS:

Attached sheet 4 of 5 - Pavement Markings (Sheet 2 of 2)

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

**Add the following items:**

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2	1	L.S.	\$2,192.77	6 Additional Tuff Curbs with delineators and striping at Elgin and Jackson	\$2,192.77

**TOTAL AMOUNT OF CHANGE ORDER NO. 2**

**\$2,192.77**

