

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JANUARY 25, 2023**

**BOARD PACKET**

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**REINVESTMENT ZONE NUMBER**

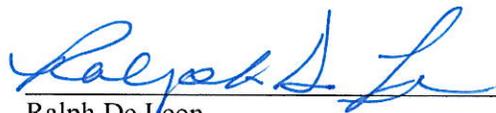
**TWENTY-ONE**

**CITY OF HOUSTON, TEXAS**

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY  
AND  
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS  
NOTICE OF JOINT MEETING**

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), will hold a joint meeting, open to the public, on **January 25, 2023**, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report and payment of bills.
5. Phase 1 Tree Planting Project (T-2109) with Trees for Houston.
6. Gauge Engineering Task Order No. 4 Supplement No. 1, for utility services at Pinckney Trail Connection (T-2105).
7. Gauge Engineering Task Order No. 7 for Hogan/Lorraine Street Improvements (T-2107) – Design Concept Report/Preliminary Engineering Report.
8. Resolution approving Harris County Precinct Two Partnership Projects Grant Application for Hogan/Lorraine Streetscape Improvements (T-2107) Design Concept Report/Preliminary Engineering fees and expenses.
9. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
  - a. Parks Committee:
    - i. METRO Parklets Elevation and Plan Views:
      1. Fulton Street at English Street,
      2. Fulton Street at Beggs Street,
      3. Main Street at Boundary Street.
10. Convene in Executive Session pursuant to Sections 551.071-551.089, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and/or economic development negotiations.
11. Reconvene in Open Session and authorize appropriate action.
12. Discuss meeting schedule including date and time of next meeting for **March 22, 2023, at 9:00 a.m.**
13. Adjourn.

  
\_\_\_\_\_  
Ralph De Leon  
Administrator for the Zone

The Board of Directors meeting packet can be found at: <https://nearnorthsidetirz21.com/calendar/>

TAB

THREE

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND  
REINVESTMENT ZONE NUMBER TWENTY-ONE,  
CITY OF HOUSTON, TEXAS  
JOINT BOARD OF DIRECTORS MEETING

November 30, 2022

The joint meeting of the Board of Directors (the “Board”) of the Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, on the 30<sup>th</sup> day of November 2022, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Investment Officer
Jorge Bustamante	Vice Chair
Sylvia Cavazos	Secretary
Elia Quiles	Assistant Secretary
Daniel Ortiz	Treasurer
Fernando Zamarripa	Director
Monte Large	Director

All members of the Board of Directors except Director Zamarripa, Director Cavazos and Director Quiles were present, thus constituting a quorum.

Also present were Brandon Walwyn and Andrew Buskin of the City of Houston; Carlos Espinoza y Sanchez, Greater Northside Management District; Chris McCall of University of Houston; Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Muhammad Ali of Gauge Engineering; Michael Robinson of the SWA Group; and Alama Winkel of Super Neighborhood 51.

- 1. Establish quorum and call to order.** Director Reyes performed a roll call. Upon establishment of a quorum, Director Reyes called the meeting to order at 9:04 a.m.
- 2. Public Comments.** There were no public comments.
- 3. Approve Minutes from last meeting.** The Board considered approval of the minutes of October 24, 2022. Following discussion, upon a motion made by Director Large, and seconded by Director Ortiz, the minutes were approved by unanimous vote.
- 4. Financial and bookkeeping matters, Financial Report and payment of bills.** Mr. De Leon provided an overview of the Financial Statements and reviewed current Invoices with the Board. After review and discussion Director Ortiz motioned to accept the Financial Report, and authorize payment of current invoices, which was seconded by Director Bustamante, and which passed by unanimous vote.
- 5. Adopt 2023 Board Meeting and Committee Meeting Calendar.** Mr. De Leon

provided an overview of the meeting schedule for 2023. No action was taken on this item.

- 6a. Resolution Recommending the Adoption of Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Number Twenty-One. City of Houston, Texas.** Item was tabled.
- 6b. Resolution Adopting Part E - Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Twenty-One, City of Houston, Texas.** Item was tabled.
- 6c. Proposed Fourth Amended Project Plan and Reinvestment Zone Refinancing Plan for Reinvestment Zone Number Twenty-One. City of Houston. Texas.** Item was tabled.
- 7. Presentations reports or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:**
  - a. Infrastructure Committee Report - Mr. Robinson and Mr. De Leon**
    - i. Tree Master Plan.** Mr. De Leon and Mr. Robinson noted the field reconnaissance effort needed for the Street Tree Planting Plan will be conducted during the month of December in order to make the Trees for Houston February cut-off date for planting trees before the summer heat.
- 8. Convene in Executive Session pursuant to Sections 551.071-551.089 of the Texas Government Code 87, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.** The Board did not enter a closed executive session at this meeting.
- 9. Reconvene in Open Session and authorize appropriate action.** The Board did not enter a closed executive session at this meeting.
- 10. Discuss meeting schedule including date and time of next meeting for Wednesday, January 25, 2023, at 9:00 a.m.** Director Reyes noted that per previous discussion, Board meetings will be moved to the fourth Wednesday of the month, and the next Board meeting will be held on Wednesday, January 25, 2023.
- 11. Adjourn.** After discussion, Director Bustamante moved to adjourn the meeting at 9:52 a.m., which was seconded by Director Large and passed by unanimous vote.

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

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Secretary

SINGLE SHEET OF PLAIN  
COLORED PAPER

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND  
REINVESTMENT ZONE NUMBER TWENTY-ONE,  
CITY OF HOUSTON, TEXAS  
JOINT BOARD OF DIRECTORS MEETING

December 9, 2022

The Board of Directors (the “Board”) of the Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), convened a joint special meeting, open to the public, on the 9<sup>th</sup> day of December 2022, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Investment Officer
Jorge Bustamante	Vice Chair
Sylvia Cavazos	Secretary
Elia Quiles	Assistant Secretary
Daniel Ortiz	Treasurer
Fernando Zamarripa	Director
Monte Large	Director

All members of the Board of Directors except Director Zamarripa were present, thus constituting a quorum.

Also present were Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Gwen Tillotson, Andrew Busker and Brandon Walwyn of the City of Houston; and Susan Graham of the Near Northside community.

1. **Establish quorum and call to order.** Director Reyes performed a roll call. Upon establishment of a quorum, Director Reyes called the meeting to order at 9:04 a.m.
- 2a. **Resolution Recommending the Adoption of the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Number Twenty-One, City of Houston, Texas.**
- 2b. **Resolution Adopting Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Twenty-One, City of Houston, Texas.**
- 2c. **Proposed Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas.** Ms. Tillotson, on behalf of the City, presented an overview of the proposed annexation of the Airline Corridor into the boundaries of the Zone and noted the need to amend the Project Plan and Reinvestment Zone Financing Plan of the Zone in calendar year 2022. After discussion and review, Director Ortiz motioned to adopt the Fourth Amended Project Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas, contingent upon

changing the Zone termination date on the draft presented from December 31, 2052, to December 31, 2040, which was seconded by Director Cavazos and passed by unanimous vote.

- 3. Adjourn.** After discussion, Director Large moved to adjourn the meeting at 9:43 a.m., which was seconded by Director Ortiz and passed by unanimous vote.

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

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Secretary

TAB

FOUR

Unpaid Bills Report  
1/15/2023

Bracewell General Counsel Invoice November 2022	\$	1,600.00
Bracewell General Counsel Invoice December 2022	\$	1,400.00
TIFWorks Invoice 11/15-12/15	\$	4,000.00
TIFWorks Invoice 12/15-1/15	\$	4,000.00
SWA Invoice Task Order 1 and Task Order 3 November	\$	4,000.00
SWA Invoice Task Order 3, Sub-Authorization 3, 4 and 5 November	\$	6,000.00
SWA Invoice Task Order 3, Sub-Authorization 3, 4 and 5 December	\$	10,000.00
SWA Task Order 8 and Task Order 9 November	\$	2,000.00
SWA Invoice Task Order 1 December	\$	3,500.00
Gauge Task Order 1 - On-Call Services	\$	450.00
Gauge Task Order 2 - Amendment 1	\$	10,517.50
KUA Annexation Metes and Bounds	\$	4,846.80
<b>Sub-Total Invoices This Period</b>	<b>\$</b>	<b>52,314.30</b>

# BRACEWELL

Hardy/Near Northside Redevelopment Authority  
Melissa Morton, Bookkeeper  
1125 Cypress Station Drive  
Building H-4  
Houston, TX 77090

January 04, 2023  
Invoice: 21948986  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel  
For Services Through December 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12/05/22	Review 4th amended project plan; prepare email to R De Leon re: same	Mary Buzak	0.75	400.00	300.00
12/08/22	Teleconference with C Lord re: 4th amended project plan	Mary Buzak	0.25	400.00	100.00
12/09/22	Prepare for and attend Board meeting; handle plan amendment issues	Clark Stockton Lord	2.50	400.00	1,000.00
<b>Total Fees</b>					<b>\$ 1,400.00</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	1.00	400.00	400.00
Clark Stockton Lord	Partner	2.50	400.00	1,000.00
<b>Total Summary of Fees</b>		<b>3.50</b>		<b>\$ 1,400.00</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 1,400.00**

# BRACEWELL

## REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority  
Matter: General Counsel

Invoice: 21948986

Matter No: 0037619.000001

Total Fees	\$ 1,400.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 1,400.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 1,400.00</b>
Balance Forward	\$ 1,600.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 3,000.00</b>

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21948986**

### Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

### Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>

# BRACEWELL

Hardy/Near Northside Redevelopment Authority  
Melissa Morton, Bookkeeper  
1125 Cypress Station Drive  
Building H-4  
Houston, TX 77090

December 06, 2022  
Invoice: 21947689  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel  
For Services Through November 30, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/29/22	Prepare for Board meeting; teleconference R De Leon.	Clark Stockton Lord	1.00	400.00	400.00
11/30/22	Prepare for and attend Board meeting; teleconferences R De Leon; handle plan amendment issues.	Clark Stockton Lord	3.00	400.00	1,200.00
<b>Total Fees</b>					<b>\$ 1,600.00</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	4.00	400.00	1,600.00
<b>Total Summary of Fees</b>		<b>4.00</b>		<b>\$ 1,600.00</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 1,600.00**

# BRACEWELL

## REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority  
Matter: General Counsel

Invoice: 21947689

Matter No: 0037619.000001

Total Fees	\$ 1,600.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 1,600.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 1,600.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 1,600.00</b>

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

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Bracewell LLP

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Dallas, TX 75320-7486

Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

### Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>



# All Time

[Time report](#) → [Kuo & Associates, Inc.](#) →

## [22154] TIRZ 21 Annexation

Total hours  
**44.72**



Billable **44.72**  
Non-billable **0.00**

Billable amount  
**\$4,846.80**

Uninvoiced amount  
**\$4,846.80**

Excludes Fixed Fee projects

**Tasks** Team

Name	Hours	Billable hours	Rate	Billable amount
202-Boundary ROW Map	<a href="#">21.76</a>	21.76 (100%)		<b>\$2,368.40</b>
<b>TT</b> Tuan Tran	<a href="#">20.50</a>	20.50 (100%)	\$110.00	\$2,255.00
<b>TN</b> Tin Nguyen	<a href="#">1.26</a>	1.26 (100%)	\$90.00	\$113.40
208-Boundary Abstracting	<a href="#">11.96</a>	11.96 (100%)		<b>\$1,077.40</b>
<b>TN</b> Tin Nguyen	<a href="#">11.91</a>	11.91 (100%)	\$90.00	\$1,071.90
<b>TT</b> Tuan Tran	<a href="#">0.05</a>	0.05 (100%)	\$110.00	\$5.50
105-Topo ROW	<a href="#">5.55</a>	5.55 (100%)		<b>\$610.50</b>
<b>TT</b> Tuan Tran	<a href="#">5.55</a>	5.55 (100%)	\$110.00	\$610.50
204-Boundary QC/QA	<a href="#">4.00</a>	4.00 (100%)		<b>\$600.00</b>
<b>SC</b> Shaheen Chowdhury (PM)	<a href="#">4.00</a>	4.00 (100%)	\$150.00	\$600.00
205-Boundary Project Management	<a href="#">1.00</a>	1.00 (100%)		<b>\$150.00</b>
<b>Total</b>	<b>44.72</b>	<b>44.72</b>		<b>\$4,846.80</b>

Name	Hours	Billable hours	Rate	Billable amount
 Shaheen Chowdhury <span style="margin-left: 20px;"></span>	<u>1.00</u>	1.00 (100%)	\$150.00	\$150.00
00-Project Support	<u>0.45</u>	0.45 (100%)		<b>\$40.50</b>
 Tin Nguyen	<u>0.45</u>	0.45 (100%)	\$90.00	\$40.50
<b>Total</b>	<b>44.72</b>	<b>44.72</b>		<b>\$4,846.80</b>

# Detailed time report: All time

Total hours **44.72**  
 44.72 Uninvoiced billable hours

1 Client **Kuo & Associates, Inc.**  
 1 Project **TIRZ 21 Annexation**  
 Tasks **All tasks**  
 Team **Everyone**

Client	Project	Task	Roles	Person	Hours
10/11/2022					0.05
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	208-Boundary Abstracting	Survey Tech	Tuan Tran	<a href="#">0.05</a>
12/01/2022					8.00
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	208-Boundary Abstracting	N/A	Tin Nguyen	<a href="#">7.00</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	205-Boundary Project Management	RPLS/PE	Shaheen Chowdhury	<a href="#">1.00</a>
12/02/2022					6.46
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	208-Boundary Abstracting	N/A	Tin Nguyen	<a href="#">0.25</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	105-Topo ROW	Survey Tech	Tuan Tran	<a href="#">5.55</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	208-Boundary Abstracting	N/A	Tin Nguyen	<a href="#">0.66</a>
		Information Adding			

**Total 44.72**

Client	Project	Task	Roles	Person	Hours
12/05/2022					6.00
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	Survey Tech	Tuan Tran	<a href="#">6.00</a>
12/06/2022					4.00
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	Survey Tech	Tuan Tran	<a href="#">4.00</a>
12/07/2022					13.26
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	Survey Tech	Tuan Tran	<a href="#">4.00</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	N/A	Tin Nguyen	<a href="#">1.26</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	208-Boundary Abstracting	N/A	Tin Nguyen	<a href="#">4.00</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	Survey Tech	Tuan Tran	<a href="#">4.00</a>
12/08/2022					6.95
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	00-Project Support	N/A	Tin Nguyen	<a href="#">0.45</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	202-Boundary ROW Map	Survey Tech	Tuan Tran	<a href="#">2.50</a>
Kuo & Associates, Inc.	[22154] TIRZ 21 Annexation	204-Boundary QC/QA	RPLS/PE	Shaheen Chowdhury	<a href="#">4.00</a>

**Total 44.72**



To: Hardy/Near Northside Redev Authority  
Attn: Ralph DeLeon  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: January 13, 2023  
Invoice No: 193354  
For Period: December  
Project No: NNRT201  
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO2 - UDG Ph 2

WORK PERFORMED:  
Task 1: 20% Complete.

**Professional Services from December 1, 2022 to December 31, 2022**

**Fee**

Total Fee Earned	50,000.00		
% Complete	15.00	Total Earned	7,500.00
		Previous Fee Billing	4,000.00
		Current Fee Billing	3,500.00
		<b>Total Fee Earned</b>	<b>3,500.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$3,500.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---



To: Hardy/Near Northside Redev Authority  
Attn: Ralph DeLeon  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: December 13, 2022  
Invoice No: 193077  
For Period: November  
Project No: NNRT201  
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO2 - UDG Ph 2

**WORK PERFORMED:**

Task 1: Streetscape Charter

Task 3: Final Plans & Guidelines.

**Professional Services from November 1, 2022 to November 30, 2022**

**Fee**

Total Fee Earned	50,000.00		
% Complete	8.00	Total Earned	4,000.00
		Previous Fee Billing	0.00
		Current Fee Billing	4,000.00
		<b>Total Fee Earned</b>	<b>4,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$4,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

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To: Hardy/Near Northside Redev Authority  
Attn: Ralph DeLeon  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: January 13, 2023  
Invoice No: 193355  
For Period: December  
Project No: NNRT202  
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

**WORK PERFORMED:**

Task 3: Hogan/Lorraine Street Schematics: 100% Complete  
Task 4: METRO Parklets: 80% Complete  
Task 5: Tree Master Plan: 80% Complete.

**Professional Services from December 1, 2022 to December 31, 2022**

**Fee**

Total Fee Earned	50,000.00		
% Complete	76.00	Total Earned	38,000.00
		Previous Fee Billing	28,000.00
		Current Fee Billing	10,000.00
		<b>Total Fee Earned</b>	<b>10,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$10,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

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**SWA Houston**

The Jones on Main  
712 Main Street  
6<sup>th</sup> Floor  
Houston, Texas  
77002  
+1.713.868.1676  
www.swagroup.com

**PROJECT STATUS REPORT BY SWA**

**SCOPE:** NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –  
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES

**PROJECTS:** TIRZ #21 CIP

**DATE:** January 25, 2023

**CURRENT PROJECTS STATUS**

**1. ZONE URBAN DESIGN GUIDELINES (WO#1)**

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 100% Complete
- Task 6: Area Guidelines – 100% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 95% Complete
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% Complete

**2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)**

- Task 1: Streetscape Character: Cut Sheets – 20% Complete
- Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
- Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete

**3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)**

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 100% Complete
  - SWA finalized street corridor concept plans with Infrastructure Committee and order of magnitude cost estimates for coordination with Zone civil engineer.
- Task 4: METRO Parklets: 80% Complete
  - SWA prepared eye-level perspective to supplement parklet plans.
- Task 5: Tree Master Plan: 80% Complete
  - SWA prepared planting plans and performed site visits to review in field.

END OF REPORT



To: Hardy/Near Northside Redev Authority  
Attn: Ralph DeLeon  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: December 13, 2022  
Invoice No: 193078  
For Period: November  
Project No: NNRT202  
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

**WORK PERFORMED:**

Authorization #3 (Hogan-Lorraine Streetscape): 90%  
Authorization #4 (METRO Parklets): 50%  
Authorization #5 (Tree Master Plan): 40%

**Professional Services from November 1, 2022 to November 30, 2022**

**Fee**

Total Fee Earned	50,000.00		
% Complete	56.00	Total Earned	28,000.00
		Previous Fee Billing	22,000.00
		Current Fee Billing	6,000.00
		<b>Total Fee Earned</b>	<b>6,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$6,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---



To: Hardy/Near Northside Redev Authority  
Attn: Clark Stockton Lord  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: December 13, 2022  
Invoice No: 193076  
For Period: November  
Project No: NNRT101  
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

**WORK PERFORMED:**

Task 8: Final Guidelines.

Task 9: Sidewalk Assessment Coordination.

**Professional Services from November 1, 2022 to November 30, 2022**

**Fee**

Total Fee Earned	100,000.00		
% Complete	98.00	Total Earned	98,000.00
		Previous Fee Billing	96,000.00
		Current Fee Billing	2,000.00
		<b>Total Fee Earned</b>	<b>2,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$2,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---

**SWA Houston**

The Jones on Main  
712 Main Street  
6<sup>th</sup> Floor  
Houston, Texas  
77002  
+1.713.868.1676  
www.swagroup.com

**PROJECT STATUS REPORT BY SWA**

**SCOPE:** NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –  
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES

**PROJECTS:** TIRZ #21 CIP

**DATE:** December 26, 2022

**CURRENT PROJECTS STATUS**

**1. ZONE URBAN DESIGN GUIDELINES (WO#1)**

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 100% Complete
- Task 6: Area Guidelines – 100% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 95% Complete
  - SWA continued development of Guidelines document.
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% Complete

**2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)**

- Task 1: Streetscape Character: Cut Sheets – 10% Complete
- Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
- Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete

**3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)**

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 90% Complete
  - SWA reviewed street corridor concept plans with Infrastructure Committee and prepared preliminary order of magnitude cost estimates for coordination with Zone civil engineer.
- Task 4: METRO Parklets: 50% Complete
  - SWA reviewed schematic plans with Parks Committee.
- Task 5: Tree Master Plan: 40% Complete
  - SWA performed site visits and prepared preliminary planting plans.

END OF REPORT

# INVOICE

Date: 1/15/2023  
 Invoice # Number 68

TIFWorks, LLC  
 P.O. Box 10330  
 Houston, Texas 77206  
 (832)-978-5910  
 ralph@tifworks.com

To  
 Ed Reyes  
 Chairman of the Board  
 Hardy/Near Northside Redevelopment Authority  
 Tax Increment Investment Zone Number  
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
Ralph De Leon	Hardy/Near Northside Redevelopment Authority 11/15/2022 thru 12/16/2022	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
<b>Total</b>			\$4,000.00

Make all checks payable to TIFWorks, LLC  
**Thank you for your business!**

# INVOICE

Date: 1/15/2023  
 Invoice # Number 69

TIFWorks, LLC  
 P.O. Box 10330  
 Houston, Texas 77206  
 (832)-978-5910  
 ralph@tifworks.com

To  
 Ed Reyes  
 Chairman of the Board  
 Hardy/Near Northside Redevelopment Authority  
 Tax Increment Investment Zone Number  
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
Ralph De Leon	Hardy/Near Northside Redevelopment Authority 12/17/2022 thru 1/17/2023	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
<b>Total</b>			\$4,000.00

Make all checks payable to TIFWorks, LLC  
**Thank you for your business!**



**Gauge Engineering**  
 11750 Katy Freeway, Suite 400  
 Houston, TX 77079

Hardy/Near Northside Redevelopment Authority/TIRZ 21  
 c/o Bracewll, LP and Tifworks  
 711 Louisiana Street, Suite 2300  
 Houston, TX 77002

Invoice number 2182  
 Date 01/16/2023

Project **1081 TO #1 - TIRZ 21 On-Call Services**

Professional Services Provided Through January 13, 2023

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>ON-CALL ENGINEERING SERVICES</b>	10,000.00	5,644.59	6,094.59	3,905.41	450.00
Total	10,000.00	5,644.59	6,094.59	3,905.41	450.00

**Professional Fees**

	Hours	Rate	Billed Amount
Graduate Engineer Amber A. Gakhar	4.50	100.00	450.00
Invoice total			<b>450.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2182	01/16/2023	450.00	450.00				
	Total	450.00	450.00	0.00	0.00	0.00	0.00

*I certify the above to be true and correct*

Muhammad Ali, PE

**Please note new mailing address**

Please make checks payable to:  
 Gauge Engineering, LLC  
 11750 Katy Freeway, Suite 400  
 Houston, TX 77079

**Gauge Engineering**  
 11750 Katy Freeway, Suite 400  
 Houston, TX 77079



Hardy/Near Northside Redevelopment Authority/TIRZ 21  
 c/o Bracewll, LP and Tifworks  
 711 Louisiana Street, Suite 2300  
 Houston, TX 77002

Invoice number 2183  
 Date 01/16/2023

Project 1142 URBAN DESIGN GUIDELINES  
 SUPPORT

Professional Services Provided Through January 13, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Urban Design Guidelines - Support Effort</b>	21,300.00	49.50	2,982.00	10,543.50	10,756.50	7,561.50
<b>PM/QC/Proj Controls/Coordination</b>	4,190.00	70.00	0.00	2,933.00	1,257.00	2,933.00
<b>Expenses</b>	460.00	18.00	59.80	82.80	377.20	23.00
<b>Total</b>	<b>25,950.00</b>	<b>52.25</b>	<b>3,041.80</b>	<b>13,559.30</b>	<b>12,390.70</b>	<b>10,517.50</b>

Invoice total **10,517.50**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2183	01/16/2023	10,517.50	10,517.50				
	<b>Total</b>	<b>10,517.50</b>	<b>10,517.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

*I certify the above to be true and correct*

-----  
 Muhammad Ali, PE

**Please note new mailing address**

Please make checks payable to:  
 Gauge Engineering, LLC  
 11750 Katy Freeway, Suite 400  
 Houston, TX 77079

TAB

FIVE



**Trees For Houston**  
 P. O. Box 270477  
 Houston, TX 77277-0477

# Invoice

**Invoice #:** 1317  
**Invoice Date:** 1/18/2023

TIRZ 21  
 Mr. Ralph De Leon

Terms

Description	Amount
108, 30g trees, TFH to install, maintain and water for 2 years	38,000.00

Trees For Houston is a 501(c)3 nonprofit organization, Federal Tax ID 760046318.

Phone #	Fax:	E-Mail
713-840-8733	713-840-8734	susy@treesforhouston.org

<b>Total</b>	\$38,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$38,000.00

TAB

SIX

# TASK ORDER NO. 4 – Supplemental No. 1



January 6<sup>th</sup>, 2023

Ed Reyes, Chairman  
Hardy/Near Northside Redevelopment Authority/TIRZ 21  
c/o Bracewell, LLP and Tifworks  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002

## Re: Proposal to Provide Utility Services – Pinckney Trail Connection

Dear Mr. Reyes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for the ongoing utility engineering/coordination efforts related to the already permitted 10-ft concrete multi-use Pinckney trail construction plans. The construction plans have already been approved by City of Houston, Harris County and Houston Parks Board. This effort is mainly related to the ongoing utility coordination with CenterPoint.

We propose to perform this work for a lump sum amount of **\$10,070.00**. A detailed breakdown of the scope items and fee can be found under Exhibit "A" and "B". A portion of this work is already underway to minimize delays to the project. Please feel free to contact me at (832) 318-8911 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. M.", with a long horizontal flourish extending to the right.

Lydia Mares, P.E.  
Director of Utility Services

Attachments:  
Exhibit A – Scope  
Exhibit B – Level-of-Effort

Accepted for  
Hardy/Near Northside Redevelopment Authority/TIRZ 21

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Accepted for  
City of Houston

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

**EXHIBIT A**  
**SCOPE OF SERVICES**  
**PINCKNEY TRAIL CONNECTION**  
**WBS No. N-T21010-0001-3**  
**UTILITY SERVICES**

The Pinckney Trail Connection consists of approximately 850 feet of 10' concrete multi-use trail along City of Houston right-of-way from the White Oak Bayou Greenway to the intersection of Fletcher Street and Pinckney Street. The project will provide a dedicated pedestrian and bicycle pathway from the community to the White Oak Bayou Greenway, thus safely connecting the neighborhood to the existing regional hike and bike trail network along White Oak Bayou, Buffalo Bayou, and the MKT Trail.

Currently there are existing CenterPoint Energy (CNP) gas and electric facilities in conflict with some of the project improvements, in addition to overhead telecom lines on the CNP poles. As the design has progressed and the conflicts were identified, it was determined in communications with CNP that the electric facilities were in an easement within the public realm, which was dedicated in 1984. This easement was not initially discovered in the survey research. The easement has been confirmed as recorded and has complicated the utility relocation coordination for the electric facilities. In addition, one of the easements is within an adjacent private property, which recently has been leased. CNP has tasked us with coordination with the private property owner for all work within that easement, to minimize impact to their business operations.

**I. UTILITY SERVICES (90% and Final)**

**A. Utility Coordination**

- a) Gather and document Quality Level C & D
- b) Compile As-built information provided by the utility owners
- c) Utility coordination with utility owners
  - a. CNP easement – electric facilities are reimbursable
- d) Exhibits for utility discussions on pole relocations
- e) Field visits
- f) Coordination with private property owner
  - a. Agreement on location of new CNP pole in easement
- g) COH Private Utility Letters to utility owners & utility signatures
- h) Relocation reimbursement agreement with CNP electric
- i) Agreement execution with TIRZ and CNP
- j) Coordinate telecom relocation on new CNP poles

PINCKNEY TRAIL CONNECTION  
WBS No. N-T21010-0001-3  
UTILITIES - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS		PROJ MGR	SR PROF ENGINEER	GRAD ENGINEER	SR. DESIGN TECH	ADMIN ASSNT	TOTAL HOURS	LABOR COSTS
<b>A. Utility Engineering Investigation</b>								
1	Gather and document Quality Level C & D		4	8			12	\$ 1,660.00
2	Compile As-built information provided by the utility owners		2	4			6	\$ 830.00
3	Utility coordination with utility owners	4	6	2			12	\$ 2,080.00
4	Exhibits			6				\$ 750.00
5	Field visits	2	6				8	\$ 1,410.00
6	Coordination with private property owners	4		4			8	\$ 1,340.00
7	COH Private Utility Letters to utility owners & utility signatures		2	4			6	\$ 830.00
8	Relocation reimbursement agreement with CNP electric	2	2				4	\$ 750.00
9	Agreement execution with TIRZ and CNP	2					2	\$ 420.00
	<b>Total</b>	<b>14</b>	<b>22</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>\$ 10,070.00</b>
	<b>TOTAL HOURS</b>	<b>14</b>	<b>22</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>58</b>	
	Contract Labor Rate	\$210.00	\$165.00	\$125.00	\$100.00	\$75.00		
	<b>TOTAL LABOR COSTS</b>	<b>\$2,940.00</b>	<b>\$3,630.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$10,070.00</b>

TAB

SEVEN

# TASK ORDER NO. 7



January 9, 2023

Ed Reyes, Chairman  
Hardy/Near Northside Redevelopment Authority/TIRZ 21  
c/o Bracewell, LLP and Tifworks  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002

## Re: Hogan-Lorraine Street Improvements – Design Concept Report/Preliminary Engineering

Dear Mr. Reyes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for providing professional engineering services in the form of a design concept report for the Hogan-Lorraine Corridor from IH 10 to US 59 (over 1.5 miles). Hogan-Lorraine Corridor was identified in the TIRZ 21 mobility analysis effort completed in March 2022. Additionally, the City has identified a paving and drainage capital project along this corridor from Jensen Street to Houston Street. The project will involve full drainage and mobility reconstruction, and public utility upgrades and relocations. It will be delivered through the City's traditional delivery process (DCR/Preliminary Engineering, Detailed Design, and Construction phases).

This proposal is for the Design Summary Report (DCR) Phase I of the overall project process and will identify the key information associated with the implementation of the DCR recommendations. We propose to perform this work for a Lump Sum amount of \$362,000. A detailed breakdown of the scope items and fee can be found under Exhibits "A" thru "C". Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "MA", is written over a horizontal line.

Muhammad Ali, P.E.  
Principal

Accepted For  
Hardy/Near Northside Redevelopment Authority/TIRZ 21

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Accepted For  
City of Houston

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

- Attachments:
- Exhibit A – Scope of Services
  - Exhibit B – Level-of-Effort
  - Exhibit C – Traffic Engineering Services - TEI
  - Exhibit D – Public Engagement Services - Tecolotl

**EXHIBIT A**  
**SCOPE OF SERVICES**  
**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY – TIRZ 21**  
**HOGAN ST/LORRAINE ST IMPROVEMENTS**  
**DESIGN CONCEPT REPORT – PHASE I**

This proposal is for providing preliminary engineering services in the form of a design concept report for the Hogan-Lorraine Corridor from IH 10 to US 59 (over 1.5 miles). Hogan-Lorraine Corridor was identified in the TIRZ 21 mobility analysis effort completed in March 2022. Additionally, the City has identified a paving and drainage capital project along this corridor from Jensen Street to Houston Street.

The project objectives are as follow:

- Develop a Design Concept Report (preliminary engineering design) for the project limits to fully scope out the project based on current conditions and standards to present to potential funding partners such as the City of Houston, Harris County, METRO, etc. and potentially seek grants from other sources.
- Build on all previous analysis and design efforts
- Evaluate 3 alternative roadway options
  1. Short term Retrofit Pavement Markings:
    - This option involves optimizing the road to 2-lanes with parking and bulb outs using pavement markings and other traffic devices.
  2. Short term Retrofit:
    - This option is similar to option 1 but will include concrete bulb outs consistent with the option that was recently explored by TIRZ 21.
  3. Full Reconstruction:
    - This option will involve full roadway, drainage, utilities, sidewalk, etc. reconstruction.
- Develop a roadway schematic.
- Utilize ATLAS 14 analysis to meet drainage criteria
- Develop a detailed cost estimate

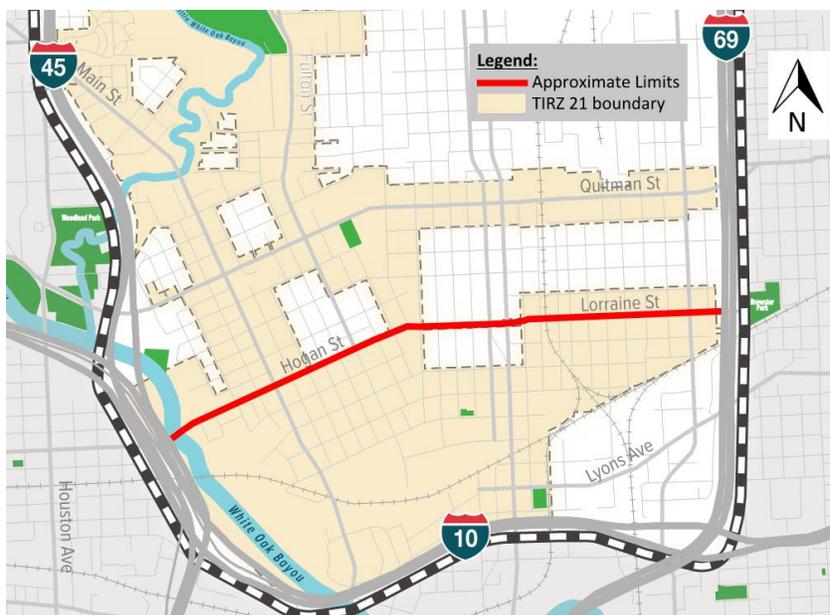


Figure 1: Project Location Map

The Design Summary Report (DCR) is Phase I of the overall project process and will identify the impacts associated with the implementation of the DCR recommendations. The following scope describes the procedures that will be followed to provide Preliminary Engineering services and produce the Design Summary Report. The details of the scope are as follows:

## **A. BASIC SERVICES**

### **1. Site Visits and Data Collection**

- a. Photographs and field verification of existing features will be completed during the field visit. Field visit will also be performed to assist in drainage area boundary determination, and to verify the available data collected for the existing storm sewer system. The area will be reviewed to confirm features shown in the 2008 LiDAR information and identify areas where hydraulic reinforcements may be necessary to correctly show overland sheet flow paths.
- b. Previously completed reports and studies will be obtained and reviewed for relevant information regarding the proposed roadway improvements.

### **2. Review Record Drawings, Studies, and CCTV videos**

- a. All available record drawings and information on the project area will be collected, reviewed, and used to the maximum degree possible.
- b. CCTV videos will be obtained from the City and fully reviewed to better understand the condition of the sanitary sewer pipes.

### **3. Conceptual Construction Sequencing, Detours & Impacts to Area**

The construction sequence and a traffic control concept that will minimize impacts to the region's traffic movement pattern will be explored. Detours, phasing, sequencing, construction zones, and temporary pavement requirements will be identified. A detailed narrative will also be developed

### **4. Public Utilities Assessment**

Existing public utilities such as storm, water and wastewater infrastructure will all be compiled, investigated, evaluated and depicted in exhibits per City's requirements. Gauge will coordinate with the different Houston Public Works department to identify the ages of the utilities, rehabilitation dates and if they need to be replaced.

## **B. ROADWAY DESIGN**

### **1. Alternative Analysis**

- A multi modal transportation analysis will be conducted to incorporate pedestrian and bicycle facilities that promote safety throughout the corridor and make it more pedestrian/bicycle friendly and spur economic development.
- Three alternatives will be evaluated and coordinated with traffic consultant, TEI.

### **2. Existing/Proposed Typical Sections**

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

### **3. Preliminary Roadway & Storm Sewer Plan Sheets - (Schematic)**

The preferred preliminary roadway option for the 1.5-mile corridor will be laid out on current aerial photography (will attempt to obtain the old survey file from Houston Public Works). The exhibits will depict proposed roadway alignment, sidewalks, and driveways. Schematics will be developed for all 3 options.

### **4. Preliminary Public Utilities Plan Sheets - (Schematic)**

A preliminary storm sewer, water and sanitary sewer alignment will be laid out on current aerial photography.

## C. DRAINAGE DESIGN/ANALYSIS

The City of Houston commissioned and completed a Preliminary Engineering report for the Hogan St and Lorraine St corridor in 2016. This engineering effort identified the need for significant storm sewer boxes within the project corridor ranging in size from 12'x11' to 10'x6'. The Near Northside Redevelopment Zone 21 contracted with Gauge Engineering to perform a comprehensive drainage study to guide the development of Capital Projects within the zone. This study confirmed the need for significant drainage improvements in the vicinity of the Hogan St and Lorraine St project corridor. See Figure 2 to the right from the TIRZ 21 Drainage Study documenting the area's flooding patterns for the 100-year event.



Figure 2: 100-yr Ponding

The drainage analysis for this Hogan St and Lorraine St Design Concept Report will build on and leverage the previous engineering efforts. In addition to the large box improvement options identified in the previous reports, the current DCR effort will explore a reduced drainage solution that meets criteria and attempts to reduce the overall project cost. The following tasks will be performed for the drainage analysis.

### 1. Prepare and Evaluate Existing Drainage Area Maps

Existing conditions drainage area maps will be developed for the project area. Inlet/manhole level drainage areas will be developed for any storm sewers within the project limits. Trunkline analysis point drainage areas will be delineated for storm sewer systems outside the project limits. The existing conditions drainage area boundaries will be based on the best available data. Means for determining drainage area boundaries include but are not limited to as-built information, LiDAR, field visits, City of Houston GIMS data, and the City's Comprehensive Drainage Plan (CDP). Extreme event and offsite drainage areas developed and included as part of the existing drainage area map.

### 2. Existing Conditions Analysis

The existing conditions model from the TIRZ 21 Drainage Study will be used as the starting point for the existing conditions analysis. The Hogan St Lorraine St project limits within the regional model will be redefined to add appropriate detail to the existing drainage network for the DCR level analysis. The limits of the model will be truncated to match the area of additional detail. Results from the truncated model will be verified to match the non-truncated model.

### 3. Storm Sewer Design and Proposed System Analysis

The proposed drainage system will be designed to function independently as a stand-alone project. Improvement options will be explored to attempt to meet current City criteria. A model of the proposed storm sewer system(s) will be constructed and analyzed for the 2-year and 100-year frequencies. Necessary sizing, location, elevation, and cover requirements of the trunkline will be determined. The inlets and laterals will be refined as necessary to ensure sufficient intake & conduit capacity and to maintain a hydraulic grade line (HGL) below or at the gutter elevation of the roadway for the length of the project for the 2-year event. The proposed storm sewer system will be evaluated and improved in order to meet overland flow and Maximum Ponding Elevation criteria for the 100-year event. Up to three alternatives will be reviewed when attempting to meet City criteria.

#### 4. **Proposed Conditions Storm Sewer Drainage Area Map**

Proposed conditions storm sewer drainage area maps for the preferred alternative will be developed at both the overall and inlet/manhole level. The overall drainage area map will consist of drainage areas, 2-year storm sewer runoff rates, and flow direction arrows, and will include a preliminary layout of all proposed storm sewer trunk lines, inlets, and ditches. Drainage areas will be delineated based on the improvements evaluated in the Proposed System Analysis.

#### 5. **Proposed Conditions Drainage Schematic**

A schematic of the proposed drainage improvements will be developed to accurately communicate the planned improvements.

#### 6. **Storm Sewer Cost Estimates**

Cost estimates will be prepared for each of the proposed improvement alternatives and proposed storm sewer system elements.

#### 7. **Drainage Impact Assessment and Mitigation**

Drainage impacts associated with the proposed roadway improvement will be evaluated and mitigation measures necessary to ensure no adverse impacts will be proposed. Potential drainage impacts associated with the proposed improvements include effects of additional increased impervious cover, a reduction in storm water storage, and modifications to overland sheet flow patterns. Zero increase in runoff will be allowed.

- a. **Increased Impervious Cover** – An evaluation of the existing and proposed impervious cover will be performed to identify the changes associated with the proposed roadway improvements.
- b. **Changes in Storage** – The proposed roadway will be evaluated to account for any changes in storage.
- c. **Local Mitigation Options** – Local mitigation options will be evaluated to determine the most effective means (both cost and function) of eliminating potential impacts. Potential mitigation options will focus on storage beneath the roadway in the form of oversized or additional storm sewer. Above ground offsite storage is not likely given the density of the adjacent development. The mitigation options will be modeled with the proposed roadway and drainage improvements and the results will be compared with the existing conditions analysis to ensure no adverse impacts.
- d. **Regional Mitigation Options** – An unrestricted free outfall option will be explored and evaluated with the City's North Canal project and the drainage improvements proposed with TxDOT's NHHIP project.

#### 8. **Drainage Impact Analysis Report**

A drainage impacts analysis report will be prepared as a standalone document. This report will be provided to the City for their review and approval as the owner of the facility receiving discharge from the project limits. The report will document the existing conditions and proposed improvements, and will address the potential for adverse impacts including necessary mitigation measures. The City of Houston modeling guidelines will be followed including the development of output tables that allow the City to review the modeling effort. This effort includes 1 review by the City, addressing comments and submitting the final report.

### **D. UTILITY ENGINEERING INVESTIGATION**

- Existing private utilities such as existing underground electrical, communication service lines and distribution gas lines; and locations of existing overhead power and communication lines and poles will all be compiled, investigated, evaluated, and depicted in exhibits per City's requirements.

- Preliminary Private Utilities Exhibits will be prepared as per DCR requirements and will assist with identifying the key utility relocation impacts, as the design is developed.
  - i. An exhibit drawing showing existing conditions of private utilities, based on records received from utility owners, will be laid out on current aerial photography.
  - ii. A table exhibit cataloging impacts to existing private utilities based on proposed design recommendation or new requirement considerations.

## **E. PROJECT MANAGEMENT/AGENCIES & TEAM COORDINATION//QUANTITIES/OPCC**

### **1. Project Management and Coordination:**

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and all relevant agencies.

### **2. Quantities**

Preliminary engineering level quantities will be computed.

### **3. Construction Cost Estimate**

Construction Cost Estimate will be developed for each alternative that will include the necessary level of detail to enable the evaluation of each alternative but will not be comprehensive.

### **4. Stakeholders Coordination**

Gauge will work with Infrastructure Committee and Public Engagement Consultant, Tecolotl to meet with key stakeholders in the area. Documentation of the meetings will be prepared summarizing the meeting discussion topics and action items.

### **5. Community (Public) Meeting Support**

Support for Tecolotl for their community stakeholder engagement meeting. Gauge Engineering will be responsible for creating and providing all necessary exhibits for the public meeting.

### **6. DCR Report Preparation/Intake Form**

The DCR Report will be prepared in accordance with the City of Houston's DCR form requirements. A draft electronic report will be compiled to include text, model output, exhibits, and appendices for the City's review. A signed and sealed electronic report will be submitted after the comments have been addressed and incorporated as necessary.

### **7. DCR Presentation and Meeting**

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

### **8. Documentation of comments and Incorporating DRC Comments**

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

### **9. Quality Assurance / Quality Control**

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



**EXHIBIT B  
HOGAN ST/LORRAINE CORRIDOR IMPROVEMENTS  
DESIGN CONCEPT REPORT- LEVEL OF EFFORT**

**I. DESIGN CONCEPT REPORT/PRELIMINARY ENGINEERING**

DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. Basic Services</b>							
1 Site Visits and Data Collection	1	6	12	6		25	\$3,315.00
2 Review Record Drawings, Studies and CCTV videos	4	8	12	8		32	\$4,540.00
3 Conceptual Construction Sequencing, Detours & Impacts to Area	4	12	16	12		44	\$6,120.00
4 Public Utilities Assessment	2	12	18	24		56	\$7,230.00
<b>Total</b>	<b>11</b>	<b>38</b>	<b>58</b>	<b>50</b>	<b>0</b>	<b>157</b>	<b>\$21,205.00</b>
<b>B. ROADWAY DESIGN</b>							
1 Alternative Analysis	8	8				16	\$3,120.00
2 Existing/Proposed Typical Sections	2	4	12	18		36	\$4,530.00
3 Preliminary Roadway Plan Sheets (Schematic x 3)	8	32	60	120		220	\$27,480.00
4 Preliminary Storm, Water, Sanitary Plan Sheets (Schematic)	6	16	32	60		114	\$14,430.00
<b>Total</b>	<b>24</b>	<b>60</b>	<b>104</b>	<b>198</b>	<b>0</b>	<b>386</b>	<b>\$49,560.00</b>
<b>C. DRAINAGE ANALYSIS</b>							
1 Existing Drainage Area Maps	1	2	8	24		35	\$4,155.00
2 Existing Conditions Analysis	2	24	48			74	\$10,170.00
3 Storm Sewer Design and Analysis	4	32	56			92	\$12,900.00
4 Proposed Storm Sewer Drainage Area Maps	1	2	6	24		33	\$3,915.00
5 Proposed Conditions Drainage Schematic	1	4	8	24		37	\$4,485.00
6 Storm Sewer Cost Estimates/Quantities	1	2	8			11	\$1,515.00
7 Drainage Impact Assessment and Mitigation	4	32	32			68	\$10,020.00
8 Drainage Impact Analysis Report	16	40	72	32	4	164	\$22,620.00
<b>Total</b>	<b>30</b>	<b>138</b>	<b>238</b>	<b>104</b>	<b>4</b>	<b>514</b>	<b>\$69,780.00</b>
<b>D. UTILITY ENGINEERING INVESTIGATION</b>							
1 Gather and document Quality Level C & D	4	2	12			18	\$2,670.00
2 Compile As-built information provided by the utility owners		2	8			10	\$1,290.00
3 Private Utility Exhibit drawings	2		6	20		28	\$3,370.00
4 Public Utility Exhibit drawings	2		6	16		24	\$2,930.00
5 Private Utility Coordination - Table exhibit	4		16			20	\$2,820.00
6 Public Utility Coordination - Table exhibit	2		12			14	\$1,890.00
<b>Total</b>	<b>14</b>	<b>4</b>	<b>60</b>	<b>36</b>	<b>0</b>	<b>114</b>	<b>\$14,970.00</b>
<b>E. Project Management/Agencies &amp; Team Coordination/Quantities/OPCC</b>							
1 Project Management							
a. Overall Project Mgmt/Team Coordination/ Project Controls	12	18			8	38	\$6,190.00
b. Project Coordination/Agency Coordination Meetings	8	16	12	16		52	\$7,640.00
2 Quantities	2	8	22			32	\$4,410.00
3 Opinion of Probable Construction Cost	2	4	16			22	\$3,030.00
4 Stakeholders Coordination	4	8	8			20	\$3,180.00
5 Community (Public) Meeting Support - Coordination and Exhibits	4	4	6	18		32	\$4,260.00
6 DCR Report Preparation/Intake Form	6	18	48	24		96	\$12,720.00
7 DCR Presentation and Meeting	4	16	24	6		50	\$7,080.00
8 Documentation of comments and Incorporating DRC Comments	2	4	12	4		22	\$2,990.00
9 Quality Assurance / Quality Control	8	12	16	18		54	\$7,680.00
<b>Total</b>	<b>52</b>	<b>108</b>	<b>164</b>	<b>86</b>	<b>8</b>	<b>418</b>	<b>\$59,180.00</b>
<b>TOTAL HOURS</b>	<b>131</b>	<b>348</b>	<b>624</b>	<b>474</b>	<b>12</b>	<b>1589</b>	
Contract Labor Rate	\$225.00	\$165.00	\$120.00	\$110.00	\$65.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$29,475.00</b>	<b>\$57,420.00</b>	<b>\$74,880.00</b>	<b>\$52,140.00</b>	<b>\$780.00</b>		<b>\$214,695.00</b>

EXPENSES/SUBS	TOTAL
1 Printing (includes Boards for Public Meeting), Deliveries and Reproduction, Mileage	\$2,792.50
2 Community (Public) Meeting - Tecolotl (includes 10% MGMT fee)	\$15,427.50
3 Traffic Engineering Analysis - TEI (includes 10% MGMT fee)	\$129,085.00
<b>TOTAL REIMBURSABLE EXPENSES</b>	<b>\$147,305.00</b>

**TOTAL \$362,000.00**



January 6, 2023

Mr. Muhammad Ali, PE  
11750 Katy Freeway, Ste 400  
Houston, TX 77079

RE: Proposal for TIRZ 21 – Support for Hogan-Lorraine Corridor Design Concept Review (DCR)

Dear Mr. Ali:

TEI Planning + Design (TEI) is pleased to provide this proposal for transportation planning and engineering services to support Gauge Engineering (Gauge) in providing a Design Concept Report (DCR) to TIRZ 21 for the Hogan-Lorraine Corridor from IH 10 to US 59 (Eastex Freeway).

## Scope of Services

This proposal includes services needed to complete preliminary engineering and a DCR report for the Hogan-Lorraine Corridor from IH 10 to US 59. TEI will assist Gauge Engineering with the development of multimodal design concepts and traffic engineering elements of this project. TEI will also support stakeholder and community engagement for this project. Specific items and tasks included in the TEI Scope of Services for each segment are included below.

### *Task A: Corridor Design Concepts and Supporting Traffic Analysis*

#### *Subtask 1: Data Collection*

TEI will collect the following data to develop a fact base for analysis of the future operations on the Hogan-Lorraine Corridor for the extents of the project:

#### **A. Collect Existing Roadway User Data**

TEI will conduct weekday turning movement counts including persons biking and persons walking at the following intersections:

Hogan Street at:

- Fletcher Street – Existing Midblock Crossing
- Keene Street – COH Bike Plan
- Main Street
- Freeman Street – COH Bike Plan
- Everett Street - Possible Midblock Crossing Location
- Chestnut Street - Possible Midblock Crossing Location
- Fulton Street – Existing Signal
- Cochran Street – Skewed Intersection

Lorraine Street at:

- Terry Street – Adjacent to School
- McKee Street – Adjacent to School
- Hardy Street – Existing Signal
- Elysian Street – Existing Signal
- West Road – Existing Freight Rail Crossing
- Jensen Street – Existing Signal
- Eastex Freeway SB Frontage Road – Project Terminus

TEI will conduct bi-directional 24-hour motor vehicle volume and speed data at the following locations along the Hogan-Lorraine Corridor:

Hogan Street:

- East of Hogan Street Bridge (IH 10 & White Oak Bayou Bridge)
- Between Lews Street and Keene Street
- Between Freeman Street and Everett Street
- Between Common Street and Marion Street

Lorraine Street

- Between Terry Street and McKee Street
- Lorraine Street RR Underpass
- Between West Street and Carr Street
- Between Jensen Street and Eastex Freeway SB Frontage Road

## **B. Collect & Review Crash Data**

TEI will collect available crash data for the previous five years available from the TxDOT CRIS database. TEI will calculate intersection crash rates for signalized intersections and use the crash data to identify hot spots along the corridor for an enhanced review to help identify countermeasures to mitigate crash frequency and severity to include with corridor design. TEI will also look for common crash types in the data. This information will also inform elements and treatments to be used in the proposed design. TEI will also identify if any segments of the corridor or cross-streets are part of the City of Houston's Vision Zero High Injury Network.

## **C. Collect and Review Transit Data**

TEI will collect available transit data for the corridor available from METRO. This will include existing and pre-COVID boarding and alighting data by stop and existing local service routes and headways. Existing METRO data for stop accessibility, and amenities such as benches and shelter will be assessed.

## **D. Review Plans & Studies and Corridor Data**

TEI will review plans and studies pertaining to the corridor, including but not limited to:

- TIRZ 21 Mobility and Drainage Assessment
- Northside Livable Centers (H-GAC, Greater Northside Management District)
- HCTRA Downtown Connector Project and TxDOT NHHIP Project
- Houston Bike Plan (City of Houston)
- City of Houston CIP and previous corridor studies.
- METRONext Long Range Transit Plan (METRO)
- Other Near Northside area Plans (e.g., TIRZ and Management District Plans)
- Site plans, construction plans and/or Traffic Impact Analyses (TIAs) for upcoming major developments
- Corridor Land Use for COH and HGAC
- Corridor ROW (HCAD or survey provided by others)

### **E. Collect & Review Traffic Signal Timing**

TEI will coordinate with the City of Houston and conduct field work as needed to obtain the existing traffic signal timings for the signalized intersections listed in Subtask 1A.

### **F. Review Tree Inventory**

TEI will review an inventory of street trees along the corridor provided by Gauge Engineering.

### *Subtask 2 – DCR Intake Form*

TEI will support Gauge in the development submittal and comment review of the Design Concept Report Intake form. This will be submitted to the City of Houston to initiate the project review process by the City of Houston.

### *Subtask 3 - Vehicle Facility Recommendations*

TEI will conduct a capacity analysis for the Hogan-Lorraine Corridor during both the AM and PM peak hours, for the signalized intersections listed in Subtask 1A. This analysis will be conducted in accordance with the procedures in the Highway Capacity Manual (HCM) and model development will be conducted in Synchro.

Existing condition models will be developed using data collected from Subtask 1 as well as field observations and roadway characteristics. Using design year volume growth assumptions confirmed by the City of Houston, proposed condition peak hour traffic models will also be developed for up to two corridor alternative that are developed.

Based on the results of the capacity analysis, TEI will provide recommendations for roadway geometry and lane configuration at each analyzed intersection to provide an acceptable level of service for vehicle movements. These recommendations will be developed to include the multimodal considerations described in Subtask 4, as well as intersection and street design safety best practices in alignment with the Houston Vision Zero Action Plan.

## *Subtask 4 - Multimodal Facility Recommendations*

### **A. Pedestrian and Bicyclist Facilities**

The Hogan-Lorraine Corridor is shown on the Houston Bike Plan as a future high-comfort Bikeway. Recent improvements to the Lorraine Street Underpass have included protected bikeway elements. Based on the review of the plans and studies listed in Subtask 1C, TEI will consider the feasibility of high-comfort bikeways along and intersecting the corridor and will provide recommendations for bikeway facilities to include in the design concept. Recommendations will seek to align with All Ages and Abilities bikeway design criteria and the FHWA Bikeway Selection Guide.

TEI will review the spacing between existing controlled crossings and key destinations along the corridor and will provide recommendations for additional improved multimodal crossings to include in design concepts. This will include necessary warrant studies for traffic control changes at intersections or proposed midblock crossing locations.

### **B. Transit Facilities**

TEI will review METRO ridership data for the three local bus routes that run along the corridor (351 52 56 TEI will provide updated recommendations for transit stop locations within the context of this project and will assist Gauge in coordinating with METRO to determine where transit stops should be relocated, consolidated or removed ed to align with the objectives of METRO's Universal Accessibility program. TEI's transit recommendations may include access management strategies (such as driveway relocation or consolidation) that support relocated stop placement and quarter-mile stop spacing in order to improve transit travel times. Safe crossings may also be identified that improve access to transit stops along the corridor.

## *Subtask 5 - Cross-section Development Support*

Utilizing the data and findings of Subtasks 1-4 above, TEI will assist Gauge with development of proposed right-of-way cross-sections along the corridor for up to two corridor design alternatives for each of the following segments:

### Hogan Street

- Hogan Bridge over IH 10 to Main Street
- Main Street to Cochran Street

### Lorraine Street

- Cochran Street to Elysian Street
- Mary Street to Eastex SB Frontage Road

It is assumed the newly constructed Lorrain RR Underpass improvements from Elysian Street to Mary Street will not be modified as part of this project.

The cross-sections developed will be used to produce corridor schematic design concepts (by Gauge Engineers) for the project. TEI will develop a memo summarizing the benefits, impacts, and

trade-offs of the proposed alternative sections for different modes of transportation. TEI will review the corridor schematic plans to provide

### *Task A Deliverables:*

TEI will develop the relevant Transportation related sections of the DCR including supporting Figures and Tables for the DCR as outlined below. Gauge Engineering will be responsible for assembling and submitting final DCR materials.

TEI will prepare the following deliverables as part of Task A:

- Hogan-Lorraine Corridor DCR materials including report write up, figures and tables outlining technical recommendations and alternatives covering:
  - Baseline corridor conditions
    - Roadway user volume and speed data as defined in Subtask 1A.
    - Results of crash analysis and High Injury Network as defined in Subtask 1B.
    - Intersection and corridor level of service assessments
    - Existing Transit Service and Usage
    - Pavement Conditions
    - Pedestrian Crossing Distances/Delays
    - Area Capital Projects and Bike Plan
    - Land Use
    - City of Houston Major Thoroughfare and Freeway Plan Designation
    - Existing Cross-Sections
    - Right-of-way based on Harris County Appraisal District or, if available, survey data (survey provided by others)
  - Recommendations
    - Up to two cross-section alternatives for the corridor segments listed in Subtask 5.
    - Lane assignments at signalized intersections.
    - High-comfort bikeway treatment along the corridor, and at intersections.
    - Improved multimodal crossings between existing signalized intersections.
    - Any proposed changes or updates to traffic control along the corridor.
    - Corridor transit Improvements.
  - Summary of the benefits, impacts, and trade-offs of the alternative corridor concepts as required in the DCR Report.
  - Traffic Operations Analysis Memo outlining the traffic analysis for existing, baseline and up to two corridor scenarios
  - Support Gauge with project cost estimates related to bikeway, safe crossing improvements and traffic control devices.

## Task B: Project Management and Coordination

TEI will assist Gauge in developing the corridor design concepts for the corridor. These items include:

- Attending regular progress meetings with Gauge Engineering and the project team. (Assumes 4 meetings)
- Attend Project Update Meetings with TIRZ 21 Board (Assumes 4 Meetings)
- Support Gauge with (1) Public Meeting and related support
  - Development of Public Meeting presentation and other material
  - TEI will support Gauge Engineering in responding to all comments received for the Hogan-Lorraine Corridor DCR and engagement tasks. These responses will be prepared based on the existing analyses conducted and presented in the DCR.
- Reviewing and providing comments on interim design drawings (prepared by Gauge).
- Attending coordination meetings with TIRZ 21 the City of Houston (assumes 2 Meetings), METRO (assumes 2 meetings) and others (assumes 2 meetings), when requested by Gauge.

## Schedule

TEI will meet the submittal schedules as determined in coordination with Gauge Engineering for each item listed above.

## Compensation

Based on our estimate of hours (see Attachment A) required to complete the items documented in the Scope of Services, we request authorization in the following amounts to be billed fixed fee on a percent complete basis:

• Task A	\$85,095
• Task B	\$21,705
• <u>Direct Costs (Traffic Counts)</u>	<u>\$10,550</u>
• Total	\$117,350

If you should have any questions regarding this proposal, you may contact me at (713) 884-9055 or [geoff@trafficengineers.com](mailto:geoff@trafficengineers.com).

Sincerely,



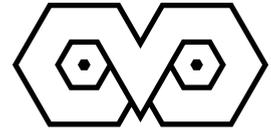
Geoff Carleton, AICP  
Senior Principal



**ATTACHMENT A**  
**COST SPREADSHEET**  
 SUMMARY OF MANHOURS BY CLASSIFICATION  
 AND MAJOR TASK ANALYSIS

**GAUGE ENGINEERING**  
**TIRZ 21 Hogan-Lorraine Corridor DCR**

DESCRIPTION OF WORK TASK**	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE	ADMIN/ASSISTANT	TOTAL HOURS	COST PER TASK
	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	PER TASK	TASK
Billing Rate	\$255.00	\$210.00	\$180.00	\$165.00	\$150.00	\$135.00	\$120.00	\$90.00		
<b>Task A: Corridor Cross-Section Recommendations and Traffic Analysis</b>										
<b>Subtask 1 - Data Collection</b>										
<b>1A. Roadway User Data</b>										
Coordinate collection of traffic data							4.0		4.0	\$480.00
Prepare existing roadway user data for Traffic Operations memo & DCR Report materials		2.0		2.0		4.0	8.0		16.0	\$2,250.00
<b>1B. Crash Data</b>										
Collect and review crash data		2.0		2.0			8.0		12.0	\$1,710.00
Conduct crash analysis and prepare technical memo & DCR info		2.0		2.0		2.0	12.0		18.0	\$2,460.00
<b>1C. Transit Data</b>										
Collect and review transit data		2.0		2.0		4.0	8.0		16.0	\$2,250.00
Conduct crash analysis and prepare material for DCR info		2.0		2.0		4.0	12.0		20.0	\$2,730.00
<b>1D. Previous Plans &amp; Studies</b>										
Review corridor data, plans and recommendations related to walking and biking		2.0					4.0		6.0	\$900.00
Review corridor data, plans and recommendations related to roadway improvements		2.0					4.0		6.0	\$900.00
Collect and review plans and/or TIAs for upcoming developments		2.0					4.0		6.0	\$900.00
<b>1E. Traffic Signal Timing Data</b>										
Collect and review traffic signal timing data		4.0				6.0			10.0	\$1,650.00
<b>1F. Tree Data</b>										
Review inventory of street trees							2.0		2.0	\$240.00
<b>Subtask 2 - DCR Intake Form</b>										
Support Gauge in development submittal and comment review on the Corridor DCR Intake Form	2.0	8.0					8.0		18.0	\$3,270.00
<b>Subtask 3 - Vehicle Facility Recommendations</b>										
Develop base HCM roadway capacity model		2.0		8.0		12.0	12.0		34.0	\$4,800.00
Test alternative lane assignments at intersections for various alternatives	1.0	2.0		8.0		16.0	24.0		51.0	\$7,035.00
Determine appropriate lane configurations at analyzed intersections		2.0		8.0		8.0			18.0	\$2,820.00
Prepare Traffic Operation Analysis Memo, findings and recommendations for each design alternative for proposed design year	1.0	8.0		8.0		24.0	24.0		65.0	\$9,375.00
Traffic Control Warrant Analyses and Crossing Documentation	1.0	4.0		8.0		12.0	12.0		37.0	\$5,475.00
<b>Subtask 4 - Multimodal Facility Recommendations</b>										
<b>4A. Pedestrian and Bicyclist Facilities</b>										
Prepare recommendations for bicycle facilities (sections only)	2.0	4.0		8.0		12.0	16.0		42.0	\$6,210.00
Prepare recommendations for multimodal crossings		4.0		4.0		8.0	16.0		32.0	\$4,500.00
Coordinate bikeway and crossing recommendations with City of Houston	1.0	2.0				2.0			5.0	\$945.00
<b>4B. Transit Facilities</b>										
Prepare recommendations for Transit Stops and Service	2.0	4.0				2.0	16.0		24.0	\$3,540.00
Coordination with METRO	1.0	4.0					4.0		9.0	\$1,575.00
<b>Subtask 5 - Cross-section Development Support</b>										
Develop recommended cross-sections alternatives for each segment		4.0				12.0	12.0		28.0	\$3,900.00
Develop supporting DCR report material summarizing multimodal benefits and impacts of alternatives	4.0	16.0		16.0		32.0	32.0		100.0	\$15,180.00
<b>Task B: Coordination related to Concept Design Plan Development</b>										
Attend regular internal progress meetings with Team (4)	2.0	8.0		4.0		4.0			18.0	\$3,390.00
Attend regular progress meetings with TIRZ 21 Board (4)	2.0	4.0		4.0					10.0	\$2,010.00
Support Gauge on Public Meeting (1)	2.0	4.0		8.0		8.0	12.0		34.0	\$5,190.00
Attend progress and coordination meetings with City of Houston and METRO and other stakeholders (6)	4.0	8.0		8.0		8.0			28.0	\$5,100.00
Support project cost estimate development		8.0				8.0			16.0	\$2,760.00
Review and provide comment on design concept schematics plans	1.0	8.0		8.0					17.0	\$3,255.00
<b>PROJECT TOTALS</b>										
	26.0	124.0	0.0	110.0	0.0	196.0	246.0	0.0	702.0	\$106,800.00
<b>PERCENT OF TOTAL HOURS</b>										
	3.70%	17.66%	0.00%	15.67%	0.00%	27.92%	35.04%	0.00%	100.00%	
<b>DIRECT COSTS</b>										
<b>COST</b>										
<b>TOTAL LABOR COST</b>										
<b>\$106,800.00</b>										
<b>DIRECT EXPENSES</b>										
<b>\$10,550.00</b>										
<b>DIRECT EXPENSES TOTAL</b>										
<b>\$117,350.00</b>										



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## Hogan-Lorraine DCR - Public Engagement Proposal

### About Tecolotl

Tecolotl is a grassroots consulting collective that specializes in multilingual engagement and community-led planning. We are experts at bringing people together across multiple languages and cultures and supporting their collective action to transform their communities. Our team has decades of combined experience expanding multilingual capacity and cultivating sustainable relationships with Latinx, immigrant, BIPOC, LGBTQ, working-class communities and others traditionally marginalized by design.

### Our Approach

Tecolotl's unique approach to community engagement leverages decades of multilingual community organizing experience with innovative and constantly evolving strategies that democratize the planning and design processes. We are proud to have an intergenerational, multilingual team consisting of Latinx, BIPOC, LGBTQ and immigrant leaders who are working to transform their own communities. Our team not only represents the diversity of our region and the communities we work in, it also boasts the expertise and experience to connect with, strengthen, and activate these communities to action.

Tecolotl's Engagement Spectrum model addresses the complexities of stakeholders' varying levels of experience, capacities, and needs through an equity lens and creates accessible entry points and iterating opportunities for participation. Beyond access, our model focuses on inclusion and leadership development. We partner with neighborhood stakeholders, like schools, organizations, and businesses who already have the trust of the community and meet neighbors where they're at (both in terms of place and in their readiness and capacity to engage). We know culture is a deep part of building relationships so we bring neighbors together through food, music, and art.

Our engagement is inherently multilingual and language is not an add on, but rather a key part of our strategy. Through our language justice approach, we create spaces where everyone can speak, understand, and be understood in the languages in which they feel most comfortable. We see language as an opportunity, not a barrier, to bring together more voices, perspectives, and ideas into the planning process. We also see communities as experts and our engagement and facilitation approaches center participatory activities and learning methods that value residents' life experiences and help develop their leadership and connections). We believe residents, engineers, designers, and government officials can be both teachers and learners throughout the planning process and understand these multidirectional relationships to be a vital part of

building long term capacity and establishing a culture of ongoing community participation and ownership of future public projects.

## **SCOPE**

### TASK 1: Engagement Strategy + Coordination

#### *1.1 Develop Community Engagement Plan*

In collaboration with TIRZ 21 and the project team, Tecolotl will develop a plan that builds on the knowledge and relationships of TIRZ board members, previous engagement efforts in the area, and includes Tecolotl best practices. The plan will outline engagement goals, key stakeholders, and include a description of all outreach activities and efforts, noting how each integrates with the report development process.

#### *1.2 Project Team Meetings + Administration*

Up to four (4) planning meetings with the project team/client to review engagement plan, set expectations, and track progress.

#### *Task 1 Deliverables:*

- Engagement Plan

### TASK 2: Stakeholder Engagement

#### *2.1 Bilingual Community Canvassing + Street Intercepts*

Tecolotl will visit the project area to engage businesses, residents, and other community members to share more information about the DRC process and capture their reactions/feedback based on talking points/guiding questions developed with the client/project team.

#### *2.2 One-on-one/Small Group Stakeholder Meetings*

Based on the stakeholder list, Tecolotl will conduct up to six (6) one-on-one/small group meetings with key businesses, resident groups, and community leaders to capture feedback. Meetings can be determined by type of topics, interest groups, or other specific project needs.

#### *2.3 Translation of Outreach Materials*

Tecolotl will translate all community-facing materials into Spanish, including but not limited to: fliers, one-pagers, online communications, surveys, presentations, design boards, and other outreach/education materials.

#### *Task 2 Deliverables:*

- Document outlining engagement efforts with a summary of all feedback collected
- Translated project materials

### Task 3: Community Meeting

#### *3.1 Community Meeting Plan + Agenda*

Tecolotl will work with the client/project team to create an engaging and accessible bilingual community meeting plan. The community meeting will build on the feedback received during previous engagement and celebrate the community's contributions and set them up for sustained engagement in future phases of the project.

#### *3.2 Community Outreach for Meeting Participation*

Tecolotl will conduct outreach to ensure full and diverse attendance from community stakeholders at the community meeting. Outreach tactics will include in person flyering, social media promotion, and coordination with local stakeholder groups - as well as call/text follow up with any community members previously engaged throughout the process.

#### *3.3 Translation, Interpretation & Spanish Facilitation*

Tecolotl will translate all meeting materials into Spanish, including but not limited to: fliers, one-pagers, online communications, surveys, presentations, design boards, and other outreach/education materials. Tecolotl will also provide simultaneous interpretation between English and Spanish to ensure full participation of community members, regardless of their preferred language, as well as support with Spanish language facilitation if needed.

#### *Task 3 Deliverables:*

- Community Meeting Plan + Agenda
- Community Outreach for Meeting Participation
- Translated Meeting Materials
- Meeting Interpretation/Spanish Language Facilitation Support

## BUDGET

<b>TASK</b>	<b>TOTAL</b>
<b><i>Task 1: Engagement Strategy + Coordination</i></b>	
<i>1.1 Develop Community Engagement Plan</i>	\$1,050.00
<i>1.2 Project Team Meetings + Administration</i>	\$2,000.00
<b><i>Task 2: Stakeholder Engagement</i></b>	
<i>2.1 Bilingual Community Canvassing + Street Intercepts</i>	\$3,000.00
<i>2.2 One-on-one/Small Group Stakeholder Meetings</i>	\$2,000.00
<i>2.3 Translation of Outreach Materials</i>	\$725.00
<b><i>Task 3: Community Meeting</i></b>	
<i>3.1 Community Meeting Plan + Agenda</i>	\$500.00
<i>3.2 Community Outreach for Meeting Participation</i>	\$3,000.00
<i>3.3 Translation, Interpretation &amp; Spanish Facilitation</i>	\$1,750.00
<b>PROJECT TOTAL:</b>	<b>\$14,025.00</b>

TAB

EIGHT

**RESOLUTION RECOMMENDING SUBMISSION OF A PARTNERSHIP APPLICATION TO HARRIS COUNTY PRECINCT TWO FOR PHASE ONE OF THE HOGAN/LORRAINE CORRIDOR RECONSTRUCTION PROJECT; COMMITTING FUNDING THEREFOR; AND CONTAINING OTHER PROVISIONS RELATED THERETO**

**WHEREAS**, the Near Northside Redevelopment Authority (the “Authority”) is a Texas local government corporation created by the City of Houston, Texas, to administer Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”); and

**WHEREAS**, the residents of the Zone are also constituents of Harris County Precinct 2 (“Precinct 2”); and

**WHEREAS**, the Authority and Precinct 2 share the goal of improving the experiences of their shared constituents living and working within the Zone and Precinct 2; and

**WHEREAS**, the Board of Directors of the Authority (the “Authority Board”) desires to cause a design summary report to be prepared, including the necessary preliminary engineering, public utility assessment, and public involvement activities and services (together, “Phase 1”) for the Hogan/Lorraine Corridor reconstruction project, which will include drainage and mobility improvements, public utility upgrades and relocations, walkability enhancements, landscaping and related pedestrian amenities from Interstate Highway 10 to US Highway 59 within the Authority (collectively, the “Project”); and

**WHEREAS**, the Authority Board desires to submit a partnership application to Precinct 2 for funding a portion of Phase 1 of the Project; and

**WHEREAS**, the Project is critical infrastructure that serves the shared goals of the Authority and Precinct 2, as documented in the mobility plan and the drainage study for the Zone;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY THAT:**

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board commits to submitting a partnership application with Precinct 2 for Phase 1 of the Project.

Section 3. The Authority Board commits to providing \$181,000 for Phase 1 of the Project as a 50% match for the funding requested from Precinct 2, which amount has been included in the capital improvement plan budget for the Authority and Zone.

Section 4. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority’s consultants and attorneys, are hereby directed and authorized to take such further action as they determine is reasonably necessary to submit the partnership application to Precinct 2.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the \_\_\_\_\_ day of January, 2023.

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Chair, Board of Directors

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Secretary, Board of Directors



SIGNED this the \_\_\_\_\_ day of January, 2023.

\_\_\_\_\_  
Secretary, Board of Directors



**ADRIAN  
GARCIA**  
COMMISSIONER

## Partnership Project Request Form Capital Improvement Project

Requesting Agency Information	
<b>Requesting Agency</b>	
Requesting Agency Point Of Contact	
<b>First Name</b>	
<b>Last Name</b>	
<b>Title</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Physical Address</b>	

Request Summary	
<b>Project Type (Select One)</b>	Street, Drainage, Sidewalk, Traffic Improvements, Parks, Planning Studies, Others
<b>Estimated Project Cost</b>	
<b>Funding Commitment by Requesting Entity</b>	
<b>Funding Requested From Precinct 2</b>	
<b>Alternative Requests from Precinct 2 other than funding</b>	
<b>Other Funding Source/Funding Partners</b>	
<b>Proposed Project Start Date</b>	

**Project Information Data**

***A. Project Description***

***B. Funding Commitment and Agency Priority***

***C. Master Plan Element***

***D. Flooding Threat/Safety/ Traffic Improvements***

***E. Level of Protection/Level of Service/ Connectivity***

***F. Project Area***

***G. Ancillary Benefits***

***H. Level of Partner Participation***

***I. Operations and Maintenance Cost to Harris County***

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Signature of the Applicant/Applicants Agent:

Name and Title:

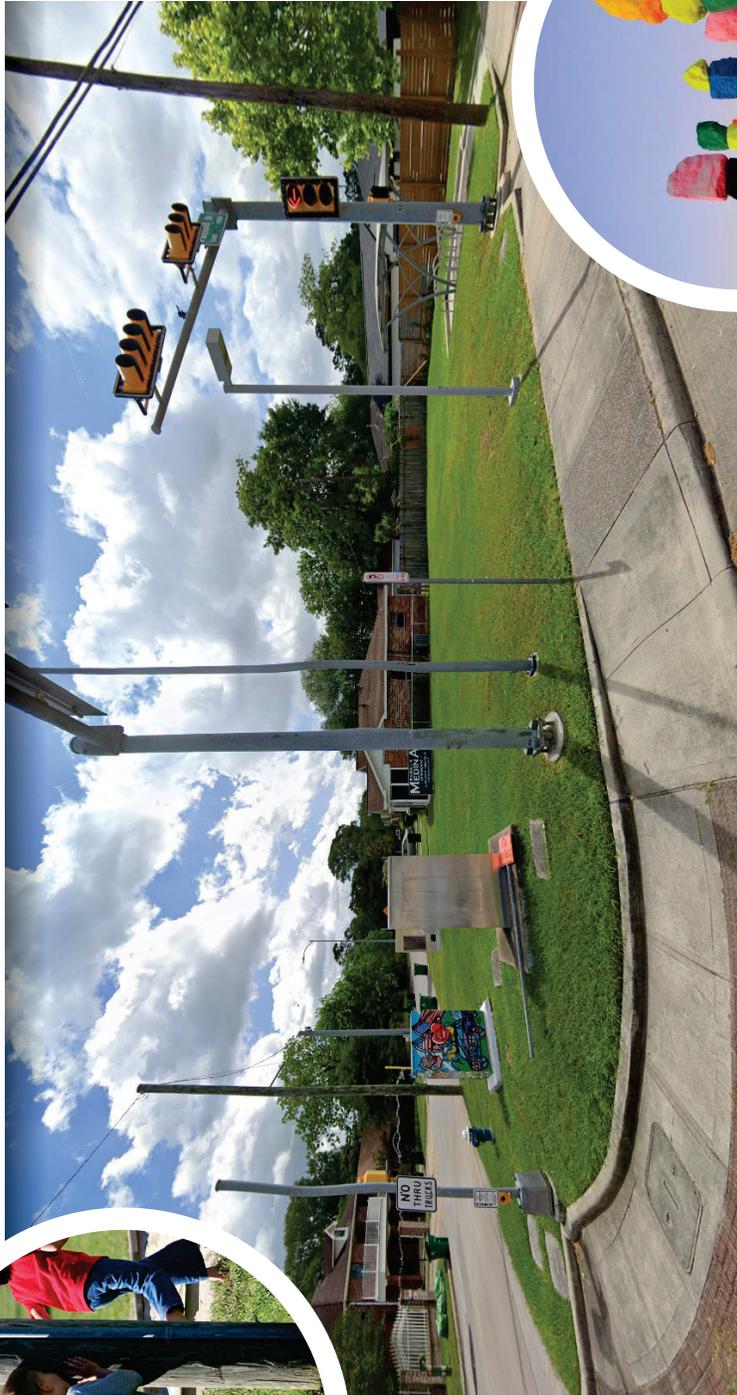
Date:

TAB

NINE

# METRO PARKLETS

**PARKLET #1:**  
FULTON ST AND ENGLISH ST



**HIDE AND SEEK PUBLIC ART PLAZA**

# METRO PARKLETS

**PARKLET #1:**  
FULTON ST AND ENGLISH ST

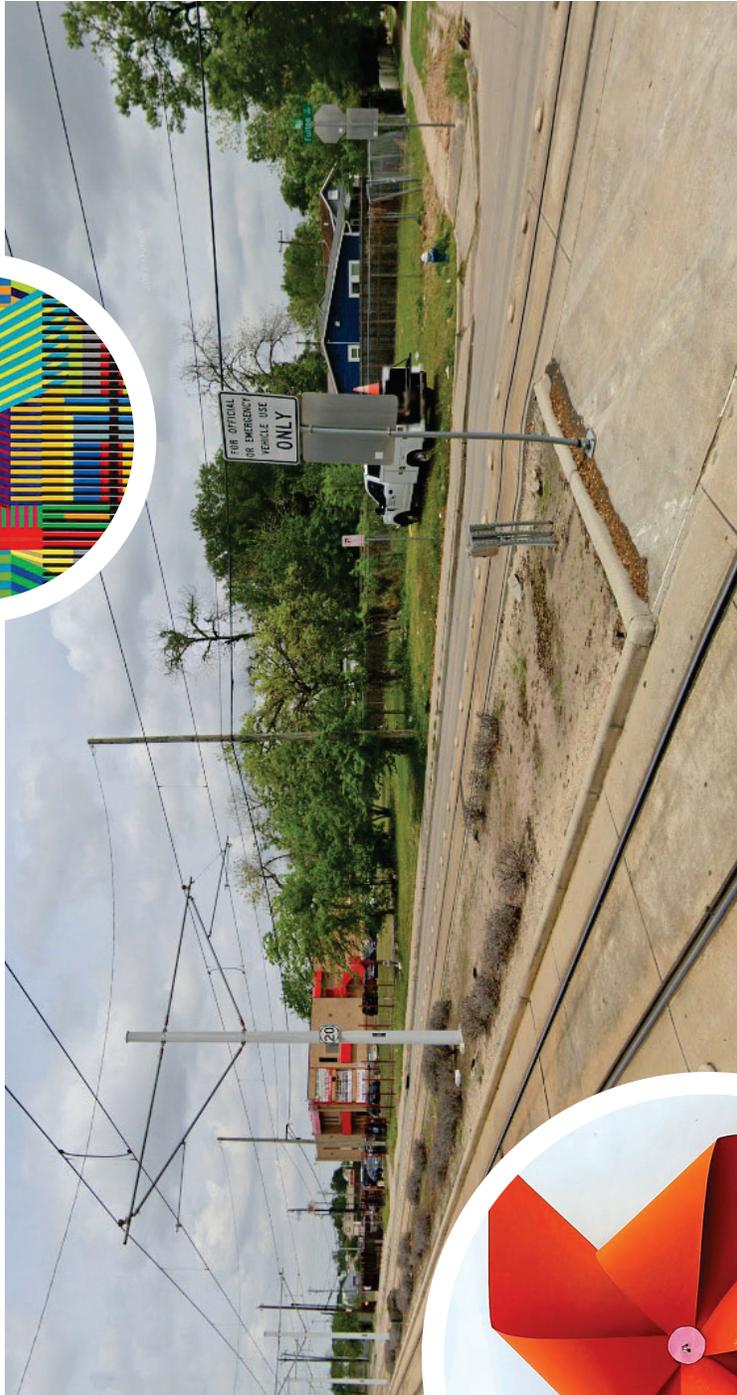


**KEY**

- 1. Ground mural
- 2. Painted utility
- 3. Rotated sculpture

# METRO PARKLETS

**PARKLET #2:**  
FULTON ST AND BEGGS ST



**WINDMILL DOG PARK**

# METRO PARKLETS

## PARKLET #2: FULTON ST AND BEGGS ST

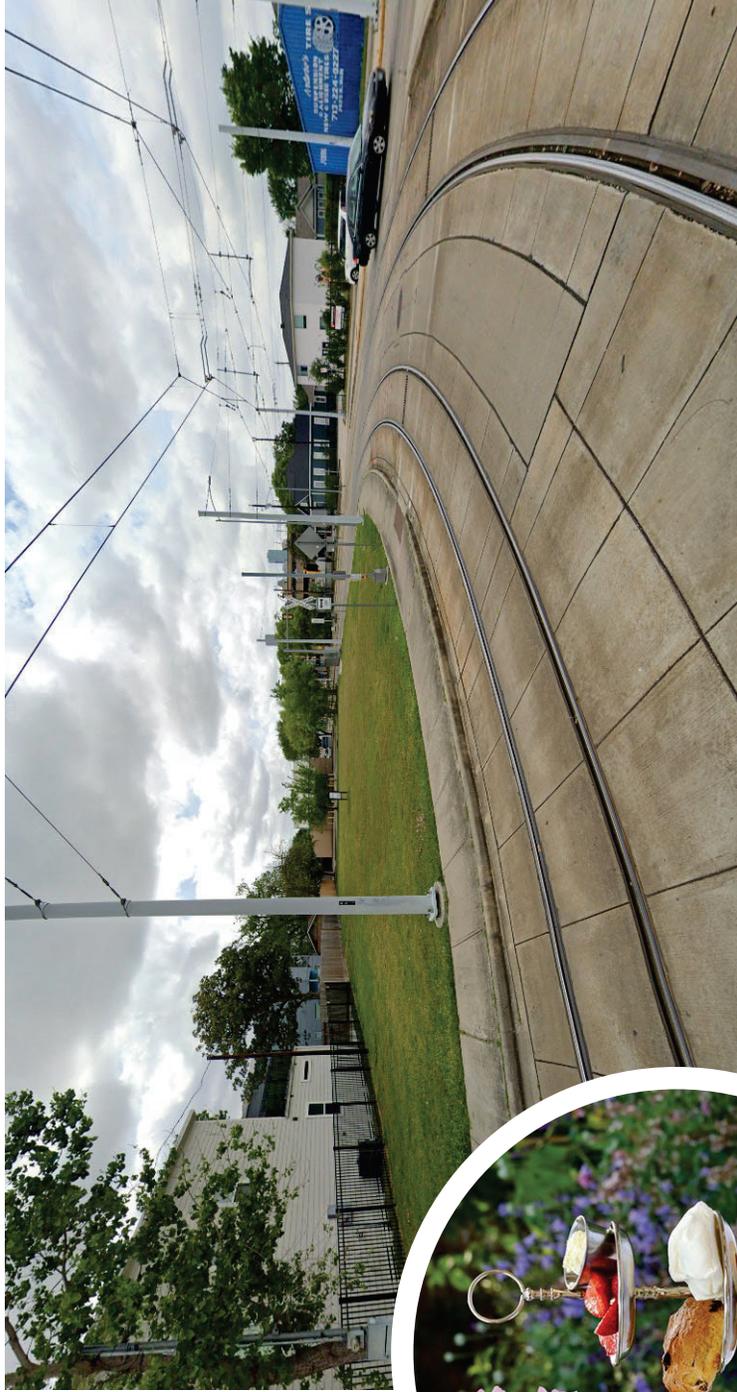


### KEY

- 1. Public seating
- 2. Large dog enclosure
- 3. Small dog enclosure
- 4. Art fence

# METRO PARKLETS

**PARKLET #3:**  
MAIN ST AND BOUNDARY ST



**TEA TIME OUTDOOR DINING**

# METRO PARKLETS

## PARKLET #3: MAIN ST AND BOUNDARY ST



### KEY

- 1. Walking loop
- 2. Planting buffer
- 3. Outdoor dining
- 4. Entry plaza
- 5. Seating
- 6. Food truck plaza

# METRO PARKLETS

## PARKLET #3: MAIN ST AND BOUNDARY ST



### KEY

- 1. Walking loop
- 2. Planting buffer
- 3. Outdoor dining
- 4. Entry plaza
- 5. Seating
- 6. Food truck plaza
- 7. Coffee bar

# METRO PARKLETS

**PARKLET #3:**  
MAIN ST AND BOUNDARY ST



**PARKLET #3 PERSPECTIVE VIEW FROM NORTHWEST CORNER**