

**AGENDAS AND AGENDA MATERIALS
MEETINGS OF THE BOARDS OF DIRECTORS**

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS**



**REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS**

OCTOBER 16, 2026

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

TO: THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, and TO ALL OTHER INTERESTED PARTIES:

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Friday, October 16, 2026, at 9:00 a.m.**, at **Avenue Community Development Corporation, 3517 Irvington Blvd., Houston, Texas 77009**, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of September 18, 2026, meeting.
4. Reimbursement Agreement with MD Anderson YMCA.
5. SWA update.
 - a. Zone-Wide tree plantings.
 - i. Trees For Houston proposal.
 - b. SWA task order for additional on call professional services.
 - c. METRO Pocket Parks.
 - d. Little White Oak Bayou Trail.
6. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Hogan Street/Corridor Study.
 - c. Beggs and Irvington Streets Sidewalk Improvements.
 - i. Authorize Notice to Proceed to contractor Roma Construction.
 - ii. HR Green Task Order for construction management, construction phase and materials testing services.
 - d. HR Green Task Order for design and bid phase services regarding Cavalcade Street improvements project.
7. Update regarding Request for Qualifications for Professional Engineering Services.
8. Bookkeeper's Report; and approve payment of invoices.
9. Administrator's Report.
10. Adjourn.



Hawes Hill & Associates LLC – Administrator

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's Administrator at (713) 595-1260 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session 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.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of September 18, 2026, meeting.

**MINUTES OF THE JOINT MEETING OF THE
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

September 18, 2026

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Friday, September 18, 2026, at 9:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Joseph M. Barron, <i>Asst. Secretary</i>	Position 5:	Daniel Ortiz, <i>Chair</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Vacant
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, <i>Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Director Arias, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Greenberg Traurig LLP; Tyler Leggett, Municipal Accounts & Consulting LP; Josh Rambo, McCall Gibson; and Austin Buthod, COH – Economic Development. Others attending the meeting were Muhammad Ali, HR Green; Michael Robinson, SWA; Rebecca Reyna; Harold Underwood; and Victor Odili. Chairman Ortiz called the meeting to order at 9:02 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Harold Underwood.

MINUTES OF AUGUST 28, 2026, MEETING.

Upon a motion made by Director Barron, and seconded by Director Trujillo, the Board voted unanimously to approve the Minutes of the August 26, 2026, Board meeting, as presented.

APPROVE FY2026 ANNUAL FINANCIAL REPORT AND AUDIT.

Mr. Rambo presented the FY2026 Annual Financial Report and Audit included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He went over the Management's Discussion and Analysis; Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance; highlights in the Notes to the Financial Statements; Budgetary Comparison Schedule and Notes for General Fund. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to approve the FY2026 Annual Financial Report and Audit.

CONSIDER POTENTIAL REIMBURSEMENT AGREEMENT WITH MD ANDERSON YMCA.

Mr. Huml reported on November 29, 2023, the Board of Directors entered into a Letter of Intent with the Greater YMCA of Houston to participate in funding to assist rebuilding efforts for the MD Anderson YMCA located at 705 Cavalcade. He reported YMCA reached out to staff and is getting ready to build which includes approximately \$250,000 in public improvements. A copy of the proposed construction plans and an estimate of costs for the public improvements is included in the Board materials. Mr. Huml reported the CIP Committee reviewed the request and is recommending a Reimbursement Agreement be prepared by the Authority's legal counsel. Upon a motion made by Director Quiles, and seconded by Director Barron, Directors Barron, Bustamante, Trujillo, and Quiles voted to authorize legal counsel to prepare a Reimbursement Agreement for the public

improvements relating to the MD Anderson YMCA located at 705 Cavalcade. Chairman Ortiz abstained. The motion passed.

AUTHORIZE SOLICITATION OF REQUEST FOR PROPOSAL (RFP) FOR BRANDING AGENCY.

Upon a motion made by Director Quiles, and seconded by Director Barron, the Board voted unanimously to authorize solicitation of a Request for Proposals for branding services.

SWA UPDATE.

Mr. Robinson presented SWA's Status Report included in the Board materials.

a. Zone-Wide tree plantings.

Mr. Robinson reported he is working with Trees for to identify trees and anticipates presenting a proposal at the next meeting for consideration. Mr. Huml noted there is a need for dead tree removal.

i. Trees for Houston proposal.

Tabled.

b. METRO Pocket Parks.

Mr. Robinson reported SWA will be attending the Moody Park scheduled October 14 and will coordinate efforts for the METRO Pocket Parks to align with the Moody Park Master Plan engagement and events.

c. Cavalcade corridor resiliency project.

Mr. Robinson reported SWA is coordinating with HR Green to develop a proposal for a "pilot" median landscaping and coordinating with Greater Northside MD on associated maintenance costs.

HR GREEN ENGINEERING UPDATE.

Mr. Ali presented HR Green's Progress Report included in the Board materials.

a. Pinckney Trail.

Mr. Ali reported both power poles have been relocated. He reported the County was having difficulty with the contractor for re-mobilization and negotiations on the change order for re-mobilization.

b. Hogan Street/Corridor Study.

Mr. Ali reported Harris County will schedule a third stakeholder meeting after meeting with the City. He reported a third community engagement meeting will be scheduled by Harris County dependent on Commissioner Garcia's availability.

c. Beggs and Irvington Streets Sidewalk Improvements.

Mr. Ali distributed a Contract Award Recommendation letter for the Beggs and Irvington Streets Sidewalk Improvements, a copy is attached hereto as Exhibit A. He reported bid opening was Wednesday, September 15, and HR Green tabulated and reviewed the bids received. He reported eight (8) bids were received and the lowest qualified bid was received from SAPO Engineering Consultants in the amount of \$645,000.00. He reported HR Green reviewed references and received positive feedback regarding the contractor's performance. He reported HR Green is recommending awarding the contract to the lowest qualified bidder SAPO Engineering Consultants. Mr. Huml and Mr. Lord answered questions regarding requirements for bidding and awarding in relation to a governmental entity. Upon a motion made by Director Barron, and seconded by Director Quiles, Directors Barron, Bustamante, Quiles, and Ortiz voted to award the construction contract to the lowest qualified bidder SAPO Engineering Consultants in the amount of \$645,000.00 in accordance with the authorization to bid project. Director Trujillo wanted additional time to review the bids and contractors and voted nay. The motion passed.

BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

Mr. Leggett presented the Bookkeeper's Report, and invoices for payment. He requested approval to pay two additional invoices received after the report was generated: (1) Houston Business Journal \$1,075; and (2) Greenberg Traurig \$1,831. Upon a motion made by Director Barron, and

seconded by Director Bustamante, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADMINISTRATOR'S REPORT.

Mr. Huml reported he attended Commissioner's Court. No action from Board was required.

ADJOURN.

There being no further business to come before the board, Chairman Ortiz adjourned the meeting at 9:49 a.m.

Secretary

List of Exhibits:

- A. HR Green Recommendation Letter re: Beggs and Irvington Sidewalk Improvements



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Reimbursement Agreement with MD Anderson YMCA.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

5. SWA update.
 - a. Zone-Wide tree plantings.
 - i. Trees For Houston proposal.
 - b. SWA task order for additional on call professional services.
 - c. METRO Pocket Parks.
 - d. Little White Oak Bayou Trail.

SWA Houston

The Jones on Main
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PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: October 16, 2026

CURRENT PROJECTS STATUS

1. ZONE-WIDE TREE PLANTING:
 - Trees for Houston provided proposal for Board consideration.
2. METRO POCKET PARKS:
 - Moody Park General Member Meeting currently scheduled for October 14, 2026. SWA will attend with board for community input.
3. RESILIENT CAVALCADE:
 - SWA reviewed projected median landscaping maintenance costs with Greater Northside Management District to identify maintenance budget that informs planting scope.
 - SWA submitted proposal to HR Green for pilot project median landscaping.
4. LITTLE WHITE OAK BAYOU CONCEPT RENDERINGS:
 - SWA is commencing stakeholder coordination meetings.
5. ON-CALL AGREEMENT:
 - Attendance at Meetings

END OF REPORT

**Trees For Houston**

1911 W. 34th Street
Houston, TX 77018

Invoice

Invoice Date: 9/29/2026**Invoice #:** 1616**P.O. #:**

TIRZ #21

Terms

Description**Amount**

51-30g Tree Installation and watering for two years at Hardy Yards and Castillo Center
Tree removals

46,350.00
25,000.00

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

Total \$71,350.00

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

Payments/Credits \$0.00

Balance Due \$71,350.00



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. HR Green Engineering update.
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PROGRESS REPORT

OCTOBER 2026

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



PINCKNEY TRAIL

Activities This Period:

- Submitted quantities to Harris County to obtain pricing from an on-call contractor for completing the Pinckney Trail.

Next Steps

- Continue to coordinate with Harris County and share the updated schedule once received.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- N/A

Next Steps

- Harris County to schedule a meeting with the City of Houston to finalize the scope of the project before completing the Design Concept Report
- Third Stakeholder meeting – Harris County to schedule after meeting with the City
- Third Community Engagement meeting – Harris County to schedule based off Commissioner Garcia's availability
- DCR Stage 3 meeting with City of Houston – Harris County to schedule
 - Draft Presentation is ready

BEGGS AND IRVINGTON STREETS SIDEWALK IMPROVEMENT – (TO #7)

Activities This Period:

- Issued the Notice of Intent to Award Letter requesting all the post bid docs
- Preparing proposals for the following
 - Construction Management and Inspection
 - Construction Materials Testing
 - Construction Phase Services

Next Steps

- Provide Post bid documents to Legal team for review
- Begin Construction – early November (90 days)



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

October 1, 2026

Daniel Ortiz, Chairman
Near Northside Redevelopment Authority/TIRZ 21
c/o Hawes Hill & Associates LLC
9600 Long Point Road Suite 200
Houston, Texas 77055

Re: Proposal for Beggs St. and Irvington Blvd Sidewalk Improvements
Construction Management & Inspection, Construction Materials Testing, and Construction Phase Services

Dear Mr. Ortiz,

HR Green is pleased to submit this proposal for Construction Management & Inspection, Construction Materials Testing, and Construction Phase Services for the Beggs St. and Irvington Blvd sidewalk improvements project. We propose to perform these services over the 92-day construction duration for a Time and Materials amount of **\$128,840.00**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" through "F."

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

Sincerely,

HR GREEN, INC.

Muhammad Ali, P.E.
Practice Lead

Attachments:

Exhibit A – CM/I Scope
Exhibit B – CM/I Level-of-Effort (Part-Time Inspection)
Exhibit C – CPS Scope
Exhibit D – CPS Level-of-Effort
Exhibit E – CMT - Terracon
Exhibit F – Urban Forestry – CN Koehl

Accepted for
Near Northside Tax Increment Reinvestment Zone No. 21

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

**EXHIBIT A
SCOPE OF SERVICES**

**BEGGS ST AND IRVINGTON BLVD SIDEWALK IMPROVEMENTS
CONSTRUCTION MANAGEMENT & INSPECTION**

Construction Management (CM) Services: The Construction Manager shall provide the following services:

- A. Provide evidence that all required permits, licenses and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- B. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- C. Hold monthly progress meetings with Stakeholders; produce and distribute meeting minutes.
- D. Schedule site visits during key events, meetings, and issue resolution discussions.
- E. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 21 board meeting. The progress report shall present an assessment of the current status of the project and the remaining work.
- F. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.
- G. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- H. Receive and evaluate Contract Change Proposals and proposed Change Orders. These may be the result of unexpected site conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor for changes that are not a bid item and prepare all necessary Proposals and Change Order documentation for appropriate approvals by TIRZ 21 and the Contractor.
- I. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- J. When needed, review and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.
- K. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 21 of the complaints and any proposed remedies.

- L. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation.
- M. In consultation with the Engineer, the CM shall review the Contractor's "red-line" drawings to ensure that field changes and other needed information is properly documented. The CM shall provide the "red-line" drawings to the Engineer for incorporation into the Record Draw. The CM shall confirm that all items required under the terms of the contract are fulfilled as a condition of final payment issuance.
- N. Receive submittals/shop drawings from the Contractor and coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process. The CM is not responsible for reviewing the submittals/shop drawings to confirm that they meet the requirements of the plans or are constructable; that remains the responsibility of the Engineer.
- O. Prepare postcard and one page flyer.
- P. Other duties as necessary to support project completion.

Construction Inspector Services: The Inspector shall provide the following services:

- A. Primary point of contact for the contractor for coordination on a daily basis.
- B. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 21, include performing shop visits of Contractor furnished material and equipment.
- C. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- D. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications.
- E. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- F. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- G. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note:

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. HR Green will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety.



EXHIBIT B

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/ TIRZ 21 CONSTRUCTION MANAGEMENT & PART-TIME INSPECTION - LEVEL OF EFFORT BEGGS ST AND IRVINGTON BLVD SIDEWALK IMPROVEMENTS

		Const. Manager \$230.00	Const. Inspector \$130.00	Project Controls \$120.00	
Construction Management	92				\$ 21,160.00
General Project Management & Coordination	12	\$ 2,760.00			\$ 2,760.00
Pre-Construction Meeting	4	\$ 920.00			\$ 920.00
Progress Reporting	6	\$ 1,380.00			\$ 1,380.00
Invoicing and Budget Tracking	6	\$ 1,380.00			\$ 1,380.00
Project Documentation	8	\$ 1,840.00			\$ 1,840.00
On-Site Project Coordination	18	\$ 4,140.00			\$ 4,140.00
Pay Estimate Review	10	\$ 2,300.00			\$ 2,300.00
Project Progress Meetings	12	\$ 2,760.00			\$ 2,760.00
Project Closeout	16	\$ 3,680.00			\$ 3,680.00
Construction Inspection	380				\$ 49,400.00
Weekly Inspection @ 20 hours/week	380		\$ 49,400.00		\$ 49,400.00
Project Administration	10				\$ 1,200.00
Administrative Support	10			\$ 1,200.00	\$ 1,200.00
Vehicle Usage at \$100/day	59				\$ 5,900.00
Construction Manager	11.5	\$ 1,150.00			\$ 1,150.00
Inspector	47.5		\$ 4,750.00		\$ 4,750.00
Total					\$ 77,660.00

Assumptions

- 92 calendar days and 4-weeks for punch list
- Contractor works 8-hour work days
- Construction manager works 4-hrs/week
- Inspector at 20-hrs/week including punch list period

EXHIBIT C
SCOPE OF SERVICES

BEGGS ST AND IRVINGTON BLVD SIDEWALK IMPROVEMENTS
CONSTRUCTION PHASE SERVICES

Construction Phase: HR Green will provide the following scope of services during the construction phase of the project:

1. Preconstruction Meeting

Prepare for and Conduct a preconstruction meeting with the contractor.

2. Periodic Inspection Visits

Conduct site visits (monthly basis) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager.

3. Change Orders

HR Green is prepared to support with the development of change orders if needed.

4. Review Schedules, Submittals, Laboratory Test Results, RFIs, and Other Data

Review and fully respond to Requests for Information (RFIs) to the Construction Manager within maximum of 4 days, or as otherwise directed.

5. Substantial & Final Completion Walkthrough & Punch List

- a. Review progress of work for Substantial Completion Walkthrough.
- b. Generate a punch list of items for correction.
- c. Substantiate items that are completed.
- d. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) and Final Acceptance or second walkthrough.
- e. Issue Final Completion & Acceptance Letter to City of Houston recommending acceptance & release of final payment.

6. Finalize As-Built Drawings

- a. Coordinate with contractors, CM/CI to provide complete record of As-Built Drawings.
- b. Within thirty (30) days after receipt of As-Built from the contractor to the CM, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format) and a Microstation file (.dgn).

7. Project Management/Coordination/Miscellaneous

- a. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
- b. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- c. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

EXHIBIT D
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY / TIRZ 21
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT



I. CONSTRUCTION PHASE SERVICES

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. CONSTRUCTION PHASE SERVICES (92-DAY DURATION)							
1 Preconstruction Meeting	2		4			6	\$1,000.00
2 Periodic Inspection Visits (monthly)		4	12			16	\$2,460.00
3 Change Orders	4					4	\$840.00
4 Review Schedules, Submittals, Laboratory Test Results, RFIs, & Other Data	2	4	32			38	\$5,780.00
5 Substantial & Final Completion Walkthrough & Punch List	2	4	12			18	\$2,880.00
6 Finalize As-built Drawings	2	4	8	4		18	\$3,100.00
7 Project Management/Coordination/Miscellaneous	24		4		5	33	\$6,220.00
Total	36	16	72	4	5	133	\$22,280.00
TOTAL HOURS	36	16	72	4	5	133	
Contract Labor Rate	\$210.00	\$180.00	\$145.00	\$200.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$7,560.00	\$2,880.00	\$10,440.00	\$800.00	\$600.00		\$22,280.00

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit E - Construction Materials Testing (Terracon)	\$20,040.00	10%	\$22,044.00
2 Exhibit F - Urban Forestry (C.N. Koehl)	\$5,178.00	10%	\$5,695.80
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$27,739.80

III. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction / Miscellaneous	1	LS	\$194.20	\$194.20
2 Mileage	350	MILE	\$0.76	\$266.00
3 TDLR Inspection	1	LS	\$700.00	\$700.00
TOTAL REIMBURSABLE EXPENSES				\$1,160.20

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	\$22,280.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$27,739.80
III. EXPENSES	\$1,160.20
PROJECT TOTAL	\$51,180.00



11555 Clay Road, Suite 100
Houston, Texas 77043

P (713) 690-8989

F (713) 690-8787



September 30, 2026

HR Green
4201 W. Parmer Lane , Bldg. C, Suite 100
Austin, TX 78727

Attn: Taylor Risien, P.E. / Project Manager
E: taylor.risien@hrgreen.com

Subject: Proposal for Construction Materials Testing Services
Beggs St. and Irvington Blvd. Sidewalk Improvements
Beggs St. and Irvington Blvd., Houston, TX 77022
Terracon Proposal No. 1000063914

Dear Mr. Risien:

Terracon Consultants, Inc. (Terracon) is pleased to submit this proposal to provide construction materials engineering and testing services for the above referenced project. In this proposal we present our understanding of the scope of the project, our proposed services, and our budget estimate.

PROJECT INFORMATION

The site is located on Beggs St. and Irvington Blvd. in Houston, TX. The project consists of the construction and installation of ADA-compliant 5 to 6-foot-wide sidewalks and ramps, concrete driveways, and minor drainage improvements.

Terracon was provided with the following construction documents for preparation of this proposal:

- Civil drawings prepared by Gauge Engineering and dated August 10, 2026.

If selected for this project, Terracon requests that we be placed on the distribution of all plan revisions.

1.0 SCOPE OF SERVICES

1.1 Earthwork

- Sample subgrade. Prepare and test the samples for Atterberg Limits (ASTM D4318) and moisture-density relationship (ASTM D698 and ASTM D558).
- Sample cement-sand backfill for utility trenches, mold specimens, and perform compressive strength tests in the laboratory (ASTM D1633).

Proposal for Construction Materials Testing Services

Beggs St. and Irvington Blvd. Sidewalk Improvements

September 30, 2026 ■ Terracon Proposal No. 1000068262



- Perform density tests of the subgrade using the nuclear method (ASTM D6938) to determine the moisture content and percent compaction of the soil materials.

1.2 Cast-in-Place Concrete

- Sample and test the fresh concrete for each mix. Perform tests for slump, air content, and concrete temperature only; and cast test specimens (ASTM C172, C31, C143, C173 or C231, and C1064). Terracon understands that the contractor will be responsible for maintaining the initial curing temperature of the concrete test specimens. Terracon will record the initial curing temperatures only when conditioned curing boxes are provided by the contractor.
- Concrete will be sampled at a frequency of 1 set of test cylinders every 50 cubic yards for structural concrete, 1 set of test cylinders every 100 cubic yards for slabs, and 1 set of test cylinders every 150 cubic yards for pavement concrete. Terracon requests that a copy of the approved mix design(s) be provided to us prior to placement of the concrete.
- Perform compressive strength tests of concrete test cylinders cast in the field (ASTM C1231, C39). When 6" x 12" cylinders are prepared, two cylinders will be tested at 7 and 28 days. When 4" x 8" cylinders are prepared, two cylinders will be tested at 7 days and three cylinders will be tested at 28 days.
- Observe reinforcing steel prior to concrete placement. We will observe the rebar size, spacing and configuration. **Terracon recommends we be scheduled a minimum of 24 hours prior to each concrete placement.**
- Within 48 hours of concrete placement, travel to project site to collect and transport hardened concrete test cylinders to Terracon's Houston laboratory for processing, curing, and testing.

1.3 Project Management / Administration

A project manager will be assigned to the project to review the daily activity and assist in scheduling the work. Field and laboratory tests will be reviewed prior to submittal. The project manager will be responsible for maintaining the project budget and will oversee the preparation of the final test reports.

Terracon recommends that the general contractor schedule pre-construction meetings prior to each phase of our proposed testing and observations to discuss the erection sequence, review welding and bolting requirements and to review welder certification records.

1.4 Additional Services

If you would like us to perform additional work, please contact us and we will issue a short Supplement to Agreement form, or Supplemental Proposal, that outlines the additional work to be performed and associated fees. To authorize us to begin work, you simply return a signed copy of the Supplemental agreement.

Proposal for Construction Materials Testing Services

Beggs St. and Irvington Blvd. Sidewalk Improvements

September 30, 2026 ■ Terracon Proposal No. 1000068262



2.0 REPORTING & SCHEDULE

Results of field tests will be submitted verbally to available personnel at the site. Written reports of field tests and observations will be distributed within five business days. Test reports will be distributed via e-mail. You will need to provide Terracon with a distribution list prior to the beginning of the project. The list will need to include the company name, address, contact person name, phone number, and e-mail address for each person.

Our reported test locations will typically be estimated by pacing distances and approximating angles and elevations from local control data (staking and layout lines) provided by others on site. The accuracy of our locations will be dependent on the accuracy, availability and frequency of the control points provided by the client and/ or contractor.

Field testing services will be provided on an "as requested" basis when scheduled by your representative. A notice of 24 hours (48 hours is required for structural steel services) is required to properly schedule our services. To schedule our services please contact our dispatcher at (713) 690-2258. The dispatch office hours are from 7:00 a.m. to 4:00 p.m. Messages left after business hours will be checked the following business day. Terracon shall not be held responsible for tests not performed because of a failure to schedule our services or any subsequent damage caused as a result of a lack of testing.

Terracon recommends that a copy of this proposal be provided to the general contractor, so they understand our scope of services and schedule us accordingly. Please note that the number of tests and trips described in the Scope of Services does not constitute a minimum or maximum number of tests or trips that may be required for this project.

It is the responsibility of your representative to schedule retests in a like manner to scheduling our original services. Terracon shall not be held responsible for retests not performed as a result of a failure to schedule our services or any subsequent damage caused as a result of a lack of retesting.

3.0 COMPENSATION

Based on the project information available for our review, we propose an estimate cost of **\$20,040**. Services provided will be based on the unit rates included in the attached Cost Estimate. Please note that this is only a budget estimate and not a not-to-exceed price. Many factors beyond our control, such as weather and the contractor's schedule, will dictate the final fee for our services. Quantities for re-tests, cancellations and stand-by time are not included in our fee.

For services provided on an "as requested" basis, overtime is defined as all hours in excess of eight hours per day, outside of the normal hours of 7:00 A.M to 6:00 P.M. Monday through Friday, and all hours worked on weekends and holidays. Overtime rates will be 1.5 times the hourly rate quoted. A four hour minimum charge is applicable to all trips made to provide our testing, observation and consulting services. The minimum charge is not applicable for trips to the project site for sample pickup only. All labor, equipment and transportation charges are billed on a portal to portal basis from our office. You will be invoiced on a monthly basis for services actually performed and / or authorized by the above listed client or designated representative. Terracon's total invoice fee is due within thirty days following final receipt of invoice.

Proposal for Construction Materials Testing Services

Beggs St. and Irvington Blvd. Sidewalk Improvements

September 30, 2026 ■ Terracon Proposal No. 1000068262



4.0 SITE ACCESS AND SAFETY

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the services and will execute any necessary site access agreement. Terracon will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site.

5.0 TESTING AND OBSERVATION

Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Terracon will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate – project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling Terracon so Terracon can perform these services. Terracon shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Terracon's performance of testing and observation services shall not relieve contractor in any way from its responsibility for defects discovered in its work or create a warranty or guarantee. Terracon will not supervise or direct the work performed by contractor or its subcontractors and is not responsible for their means and methods.

6.0 AUTHORIZATION

This proposal may be accepted by executing the attached Agreement For Services and returning an executed copy along with this proposal to Terracon. This proposal for services and accompanying limitations shall constitute the exclusive terms, conditions and services to be performed for this project. This proposal is valid only if authorized within sixty days from the listed proposal date.

We appreciate the opportunity to provide this proposal and look forward to the opportunity of working with you.

Sincerely,

Terracon Consultants, Inc.

(TBPE Firm Registration No. F-3272)

A handwritten signature in blue ink that reads 'Karl N. Abousleiman'.

Karl N. Abousleiman, P.E.
Regional Technical Specialist
Materials Services

A handwritten signature in blue ink that reads 'Mark D. Wells'.

Mark D. Wells, P.E., PMP
Principal / Senior Engineer
Materials Services

Attachments:

- (1) Fee Estimate
- (2) Agreement For Services

EXHIBIT E



Fee Estimate					
Materials Services					
Beggs St. and Irvington Blvd. Sidewalk Improvements-HOU-MAT-Proposal					
Terracon Proposal No. 1000068262					
DESCRIPTION	RATE	QUANTITY	UNITS	TOTAL	
Project Administration				\$	2,020.00
Project Coordination	\$ 100.00	5	hours	\$	500.00
Project Management	\$ 185.00	7	hours	\$	1,295.00
Project Quality Review	\$ 225.00	1	hours	\$	225.00
Earthwork Testing				\$	5,670.00
Soils Testing	\$ 100.00	48	hours	\$	4,800.00
Nuclear Density Gauge	\$ 65.00	6	day	\$	390.00
Vehicle Charge	\$ 80.00	6	trip	\$	480.00
Concrete Testing				\$	7,600.00
Concrete Testing	\$ 85.00	80	hours	\$	6,800.00
Vehicle Charge	\$ 80.00	10	trip	\$	800.00
Concrete Sample Pickups				\$	3,050.00
Sample Pickup	\$ 75.00	30	hours	\$	2,250.00
Vehicle Charge	\$ 80.00	10	trip	\$	800.00
Laboratory Testing				\$	1,700.00
Laboratory Compaction Characteristics (Standard)	\$ 180.00	2	tests	\$	360.00
Atterberg Limits (3pt.)	\$ 100.00	1	tests	\$	100.00
Unconfined Compressive Strength (Soil Cement)	\$ 60.00	4	tests	\$	240.00
Compressive Strength (Concrete)	\$ 25.00	40	tests	\$	1,000.00
Project Closeout				\$	0.00
Total				\$	20,040.00

AGREEMENT FOR SERVICES

This **AGREEMENT** is between HR Green ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Beggs St. and Irvington Blvd. Sidewalk Improvements project ("Project"), as described in Consultant's Proposal dated 09/30/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. When Consultant subcontracts to other individuals or companies, then consultant will collect from Client on the Subcontractors' behalf. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. **LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
7. **Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. **Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
9. **Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single

Reference Number:

limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: **Terracon Consultants, Inc.**Client: **HR Green**By: *Mark D Wells* Date: **9/30/2026**

By: _____ Date: _____

Name/Title: **Mark D Wells / Senior Project Materials Engineer**Name/Title: **Taylor Risien, P.E. / Project Manager**Address: **11555 Clay Rd, Ste 100
Houston, TX 77043**Address: **4201 W. Parmer Lane, Austin, TX 78727**Phone: **(713) 690-8989** Fax: _____

Phone: _____ Fax: _____

Email: **Mark.Wells@terracon.com**Email: **taylor.risien@hrgreen.com**



October 1, 2026

Mr. Taylor Risien, P.E.
Project Manager
HRGreen
4201 W. Parmer Lane, Bldg. C, Suite 100
Austin, Texas 78727

Re: Proposal for Urban Forestry Consulting Services on the TIRZ 21 –
Sidewalk/Driveway Replacement: Beggs-from Kennon to Weiss & Irvington-
from Collingsworth to Erin Project.
Construction Phase Services

Dear Mr. Risien,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Construction Phase Services for the TIRZ 21 Beggs&Irvington Project.

CONSTRUCTION PHASE SERVICES

C.N. Koehl Urban Forestry, Inc., will provide the following Construction Phase Services:

1. Participate in periodic progress meetings (on an as needed and requested basis).
Primarily TEAMS meetings-on site when requested.
-Estimated 10.0 hours, 180 miles
2. Review tree related field issues and contractor RFIs (on an as needed and requested basis). Primarily FaceTime calls with on-site field observer, emails or TEAMS calls. On site when requested.
-Estimated 20.0 hours, 360 miles

TOTAL ESTIMATED NOT TO EXCEED FEES INCLUDED IN THIS PROPOSAL

Urban Forestry Consultant – 30.0 hours @ \$160.00/hour = \$4,800.00

Mileage – 540 miles @ \$0.70/mile = \$378.00

Total Not to Exceed Proposed Fee = \$5,178.00

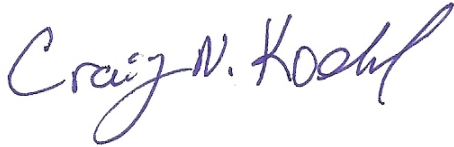
Should construction phase services require more time than is allowed by the Not to Exceed Limits included here, we will submit proposal for additional fee prior to starting any additional work.

EXHIBIT F

Mr. Taylor Risien, P.E.
Beggs&Irvington Urban Forestry CPS Proposal
Page 2 of 2

We greatly appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or would like to make any changes, please do not hesitate to call me at 281-391-0022.

Respectfully submitted,

A handwritten signature in blue ink that reads "Craig N. Koehl". The signature is written in a cursive style with a large, stylized 'C' and 'K'.

Craig N. Koehl
Urban Forestry Consultant



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

October 2, 2026

Daniel Ortiz, Chairman
Near Northside Redevelopment Authority/TIRZ 21
c/o Hawes Hill & Associates, LLC
9600 Long Point Road, Suite 250
Houston, Texas 77055
Re: Cavalcade Street: I-45 to Maury Street

Dear Mr. Ortiz:

HR Green is pleased to submit this proposal for the professional engineering design and bid phase services to provide pedestrian/walkability improvements at 6 unique locations along Cavalcade Street intersections in TIRZ 21's boundaries with SWA Group lending their landscape architecture services for median landscaping improvements along Cavalcade Street between I-45 and Maury Street. The scope will cover the following:

- Technical Memorandum
- Landscape Architecture
- Detailed Design
- Public Engagement (if needed)
- Bid Phase

We propose to execute this work for a lump sum amount of **\$270,944.00**. A detailed breakdown of the scope of work items and fee can be found under Exhibits A to C. We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8802 if you have any questions.

Sincerely,

HR GREEN, INC.

Accepted for
Northside Redevelopment Authority / TIRZ No. 21:

Signature Date

Muhammad Ali, PE
Principal

Print

Attachments:
Exhibit A – Scope of Work
Exhibit B – Level-of-Effort
Exhibit C – Landscape Architecture

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A
CAVALCADE STREET: I-45 TO MAURY STREET
DESIGN AND BID PHASE SERVICES
SCOPE OF SERVICES

City of Houston Council District H initiated the “Resilient H” initiative to address climate-related disasters within District H that comprised of four key components: enhanced green space and parks, home weatherization, resilient infrastructure, and smart & practical policy. The Cavalcade Street corridor within Near Northside Redevelopment Authority (TIRZ #21) presented an opportunity to implement these strategies. SWA Group (SWA) identified such strategies as part of the “Cool Corridor Pilot Project”. Through public engagement meetings and community feedback, SWA developed an elaborate schematic detailing conceptual improvements related to shade, art, greening, and walkability. At present, TIRZ #21 is seeking walkable improvements among that list.

The identified walkable improvements are at these 6 locations:

- W.1 – Cavalcade St. and Sharman St.
- W.2 – Cavalcade St. and Hain St.
- W.3 – Cavalcade St. and Edison St.
- W.5 – Moore St. and Moody St.
- W.6 – Cetti St. at Cavalcade St.
- W.7 – Robertson St. at Cavalcade St.

HR Green (HRG) will further evaluate these 7 locations to design improvements that will maximize multi-modal safety. The proposed improvements vary at each location but will include such new features as: Rectangular Rapid Flashing Beacons (RRFB), high visibility crosswalk striping, speed cushions, bi-directional curb ramps, and sidewalks. All such improvements will be in accordance with City of Houston design criteria and specifications.

To facilitate the more complex improvements, HR Green will initially assess traffic counts, site data, and related data in the form of a technical memorandum to ensure they can be incorporated into the project.

This scope of services covers the following phases, consistent with the City of Houston’s delivery process:

- Study Phase Services
- Design (PS&E) Services
- Bid Phase Services

I. STUDY PHASE

A. Basic Services

1. Site Visits and Data Collection

- a. Photographs and field verification of existing features will be completed during the field visit.
- b. Collect Intersection Peak Hour traffic counts at the following intersections along Cavalcade Street. Peak period traffic turning movement counts will be recorded on a typical weekday between 6:00 AM and 7:00 PM, and will include vehicle classification, pedestrian and bicycle data.
 - i. Sharman St.
 - ii. Hain St.
 - iii. Edison St.
 - iv. Moody St. and Moore St.

- c. Review as-built plans and studies pertaining to the corridor.
- d. Collect & Review Crash Data
 - i. Collect available crash data for the previous five years available from the TxDOT CRIS database. Calculate intersection crash rates for 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. Identify common crash types in the data. This information will also inform elements and treatments to be used in the proposed design. Identify if any segments of the corridor or cross-streets are part of the City of Houston's Vision Zero High Injury Network.
 - ii. Conduct individual crash analysis including reviewing crash types with contributing factor information at crash hot spots along the corridor.
 - iii. Identify vulnerable road users (school zones, pedestrian tracks, bike/ped fatality and serious injury locations).
- 2. Traffic engineering analysis to identify intersection safety improvement treatments
- 3. Traffic Engineering Memo of existing conditions, findings, and recommendations, including figures and tables outlining technical recommendations and alternatives covering:
 - a. Existing Corridor Conditions Assessment
 - i. Existing traffic volume diagram
 - ii. Results of crash analysis and High Injury Network
 - iii. Existing lane configuration and traffic control
 - iv. Pedestrian Signal (Pedestrian Hybrid Beacon at Sharman St.) Warrant Analysis
 - b. Future Corridor Conditions Analysis (Build)
 - i. Safety impacts of proposed improvements
 - c. Summary of the benefits, impacts, and trade-offs of the alternative intersection concepts

II. DESIGN PHASE (90% and Final)

A. BASIC SERVICES

1. Existing Conditions – HRG will prepare existing conditions layouts of the existing intersections, including sidewalks, pavement markings, signage, or any other items associated pedestrian accessibility. Base Map and Design Layouts will be prepared using topographic survey, field measurements, assessments, and documentation, and high-resolution aerial imagery, if available. This information will be shown on a plan sheet at a 20-scale. Plan sheet will contain disposition notes.
2. Site Investigation – HRG will visit the site to review existing pedestrian facilities.
3. Utility Coordination – HRG will coordinate with local utility company representatives that are known to be in the area. This work will include
 - a. initial contacts and notification of project, verification of facilities in the area, and possible conflicts with proposed improvements.
 - b. Preliminary and Final Check plans will be submitted to the utility representatives that are known to be in conflict.
 - c. HRG will request plans of adjustment or a statement of “no conflict”.
 - d. SOLS – Service Outlet and Data Statement coordination with Centerpoint Energy to confirm electrical power for signal equipment and identify conflicts with overhead and underground power lines. Obtain meter address from City. Identify utility company, contact person, and phone number on plans.
4. Details and Construction Notes – HRG will prepare sheets with construction notes and details of construction, including RRFB, speed humps, curb ramps, sidewalk construction, pavement marking, traffic control, and traffic signal detail associated with the pedestrian hybrid signal. It is assumed that traffic control for the proposed improvements can be addressed with standard City of Houston details.
5. Detailed Design – HRG will design the following listed pedestrian safety improvements as listed for the specific intersection:
 - a. W.1 – Sharman St. (RRFB, Sodding, Refresh Intersection Pavement Markings)
 - b. W.2 - Hain St. (RRFB)
 - c. W.3 - Edison St. (RRFB)
 - d. W.5 - Moore St. and Moody St. (Asphalt Speed Cushions)
 - e. W.6 - Cetti St. (Replace curb ramps, replace sidewalk, Median w/ ped. Refuge, High visibility cross-walk markings, Sodding, RRFB)
 - f. W.7 - Roberston St. (Replace curb ramps, replace sidewalk, Median w/ ped. Refuge, High visibility cross-walk markings, Sodding, RRFB)
6. Detailed Design Plan Development – For each of the intersection pedestrian improvements listed in Task 5, detailed design plan sheets will be developed for each of the following design phases:
 - a. Conceptual Layout (20%) – HRG will prepare conceptual layout of the proposed RRFBs on a 20-scale layout. The plan will include layout of the RRFBs, curb ramps, sidewalk replacement, and median refuge, as appropriate for each intersection, on a 20-scale plan sheet.
 - b. Preliminary Design (90%) – Upon approval of conceptual layout, preliminary design address conceptual layout revisions per COH comments, and construction notes and quantities, and engineer’s estimate of probably construction costs.
 - c. Final Design (Final) – Final PSE plans will include any plan revisions per COH comments, and will be signed and sealed by a professional engineer in the State of Texas.

7. Each design phase will consider the following:
 - a. Engineer's Estimate of Probable Construction Costs
 - b. Perform internal QA/QC
 - c. Prepare Comment Resolution Matrix
 - d. Perform revisions to the plans due to any comments received from the State and City.
8. Assumptions:
 - a. PS&E will be developed per City of Houston Design Manual, Specifications, and Standard Plans
 - b. Construction or Bidding Services will not be included with this scope
 - c. Exact location of utilities is assumed, and it will be the responsibility of the contractor to exactly locate utilities prior to construction
 - d. RRFB's will be solar powered
 - e. Traffic control will be handled with COH standard details
 - f. Any improvements beyond the intersection footprint will be considered additional services

B. GENERAL PLAN SHEETS

The following general plan sheets will be included in the plan set.

1. Title Sheet
2. Index of Sheets
3. General Construction Notes
4. Private Utility Notes
5. Symbols
6. Project Layout Sheet

C. TRAFFIC CONTROL PLANS

The applicable City of Houston Traffic Control Plans (TCP) standards will be utilized to handle the various lane/intersection closures needed to perform the necessary construction activities.

D. STORMWATER POLLUTION PREVENTION PLANS

The following items will be prepared in accordance with City Standard Details and Standard Specifications.

- Storm Water Pollution Prevention Plan drawings will show all existing and proposed streets, Project alignments, applicable notes, proposed storm water conveyance systems, overland flow arrows, and pollution prevention measures.
- Storm Water Pollution Prevention Plan standard details.
- Pollution Prevention Plan construction quantities.

E. PRIVATE UTILITIES

A thorough private utility evaluation will be conducted to determine existing utilities that will conflict with proposed improvements. Utility companies include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV. Conflict matrix will be developed for each milestone.

1. Utility Coordination

- Utility Adjustment Coordination includes communicating, coordinating, and conducting meetings with any one, combination, or all of the following: individual utility companies, Local Public Agencies (LPAs), City Project Manager, City Utility Staff, City Right of Way, Project Delivery, design engineer, and subconsultant staff. HRG's utility coordination duties include, but are not limited to:

- Perform utility coordination and liaison activities with involved utility owners, their consultants, and the City to achieve timely project notifications
- In conjunction with formal coordination meetings, the Utility Coordinator must create meeting minutes, create, and update the utility conflict matrix, create action item log, perform document control, and assist with conflict analysis and resolution.

2. Utility Adjustment Deliverables

- The Utility Coordinator must provide the City and all affected utility companies and owners with a contact list, Utility Conflict Matrix (UCM) with information such as:
 - Owner's name;
 - Contact person;
 - Telephone numbers;
 - Emergency contact number;
 - E-mail addresses; and
 - Pertinent information concerning their respective affected utilities and facilities, including but not limited to: size, number of poles, material, and other information that readily identifies the utilities companies' facilities.
- The Utility Coordinator is responsible for updating the UCM and utility conflict layout throughout the project and at each milestone. The utility Coordinator will provide agendas to the City of Houston for utility meetings.
- The Utility Coordinator must advise utility companies and owners of the general characteristics of the project via Private Utility Notification Letters and provide an illustration of the project footprint for mark-up of the utility facility locations that occupy the project area by distributing the project plan set.

Exclusion: Reimbursement agreements, coordination, and execution.

F. PROJECT MANAGEMENT / SPECS / AGENCIES & TEAM COORDINATION / QUANTITIES / MISC

1. Overall Project Management/Team Coordination/ Project Controls

During each phase of the project, the Sr. Project Manager (PM) will oversee all work and will be responsible for directing and coordinating activities and assigned personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed. The PM will submit monthly invoices, status reports, and schedules. The PM will conduct regular coordination meetings as needed with the City, private utilities, and others.

2. 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. Effort for QA/QC is reflected for each section in the LOE.

3. Project Coordination / Approvals with City

Regular coordination and monthly meetings with the TIRZ 21/City will be held to review the progress of the engineering effort, or to address other issues which may arise. The PM will prepare and document meeting record memorandum of decisions and action items.

The design team will obtain required signatures or approvals from other governmental agencies, public utilities, and private utilities, which may impact the Project prior to final approval by City. Governmental agencies include but are not limited to TxDOT. Utility signatures include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV.

4. Variance Applications

If a design exception or variance is needed during design, HRG will prepare the variance application and attending meetings with the City to obtain their approval.

5. Quantities (90% and Final)

The design team will develop and report quantities for the different deliverables.

6. Opinion of Probable Construction Costs

The design team will submit Opinion of Probable Construction Costs for the different deliverables.

7. Project Manual & Specifications

Design team will furnish the project manual containing the necessary front-end documents and specifications. Each Standard Specification will be reviewed and supplemented as necessary to suit Project-specific requirements and to meet the design intent of the Project and if needed will prepare additional nonstandard specifications necessary for bidding and construction of the project.

G. 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.

III. BID PHASE**1. Prepare Advertisement for Bid Document**

Team will prepare the legal notice advertising the project bidding and have an advertisement placed in the Houston Business Journal and CivCast.

2. Conduct Pre-bid Conference Meeting

Team will schedule and conduct a pre-bid conference meeting to provide bidders with project overview and answer questions regarding the project.

3. Prepare Necessary Addenda to Address Issues or Clarifications

Team will prepare any necessary addenda to the bidding documents to address issues or make clarifications.

4. Online Bid Opening & Tabulation of Bids

Team will conduct the bid opening online and prepare bid tabulation sheets comparing all bids received.

5. Evaluate the Bid Proposals & Make Award Recommendation

Team will evaluate the bids received for accuracy and any bid irregularities. An award recommendation will be made to TIRZ 21 based on the evaluation of bids. Engineer's Recommendation of Award Letter will include the following:

- Check for math errors and reconcile any mathematical discrepancies
- Review for unbalanced bid items
- Certified Bid Tabulation including adding Engineer's estimate to Bid Tab
- Review of contractor's financial standing and references provided and past performance on projects
- Explanation of discrepancies between the Engineer's estimate and bids
- Recommendation to award

6. Assist in the preparation of the Contract between TIRZ 21 & Successful Bidder

Team will work with TIRZ 21 in final contract preparation including obtaining necessary forms and signatures from the successful low bidder, printing and compiling the final contract documents, and

delivery of signed contracts to TIRZ 21 and the contractor. Team will also prepare a Notice to Proceed for the contractor to begin the Construction Phase of the project.

IV. SUBCONTRACTED SERVICES

1. Exhibit C – Landscape Architecture

SWA Group will provide designs for median landscaping including irrigation design and art pad locations, one public engagement, construction documents, and bid phase services to HRG. See Exhibit C for additional information.

V. OPTIONAL SERVICES (ONLY IF NEEDED)

1. Public Engagement

At TIRZ 21's behest, HRG will conduct an open house community meeting associated with the design and approval of the proposed Cavalcade improvements described herein. This task covers all time and effort associated with the meeting, including preparation of a schematic, a presentation, exhibits, any anything else necessary.

VI. EXPENSES

1. Printing, Reproduction, and Miscellaneous

Expenses included printing, any deliveries, reproduction, and any other miscellaneous items.

2. Mileage

Expenses include mileage at the current rate.

3. Civcast & Houston Business Journal Advertisement (2 Weeks)

Expenses include advertising on Civcast and in Houston Business Journal for 2 weeks.

4. TDLR Project Registration, Plan Review Fee, etc.

Expenses include project registration, plan review, and any other TDLR / Texas Accessibility Check items. This does not include the inspection fee that would occur at the end of construction.

5. LiDAR Sensor

Expenses include LiDAR sensors for assisting in topographic surveying functions.

6. Traffic Data Collection

Expenses for collecting speed data required for the traffic engineering analysis.

EXHIBIT B
TIRZ #21 CAVALCADE STREET: I-45 TO MAURY STREET - DESIGN AND BID PHASE SERVICES
LEVEL OF EFFORT



I. TECHNICAL MEMORANDUM

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR. PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
1 Data Collection and Site Visits		8	2	16				26	\$5,010.00
2 Prepare Technical Memorandum		16	11	40			2	69	\$13,185.00
Total	0	24	13	56	0	0	2	95	\$18,195.00
TOTAL HOURS	0	24	13	56	0	0	2	95	
Contract Labor Rate	\$315.00	\$240.00	\$225.00	\$165.00	\$135.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$0.00	\$5,760.00	\$2,925.00	\$9,240.00	\$0.00	\$0.00	\$270.00		\$18,195.00

II. TOPOGRAPHIC SURVEYING

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR. PROJECT MANAGER	GROUP LEADER	STAFF LAND SURVEYOR 3	STAFF LAND SURVEYOR 1	SR SURVEY PARTY CHIEF	ADMIN ASST	TOTAL HOURS	LABOR COSTS
1 Perform Topographic Survey			14	98	56	56		224	\$32,326.00
Total	0	0	14	98	56	56	0	224	\$32,326.00
TOTAL HOURS	0	0	14	98	56	56	0	224	
Contract Labor Rate	\$315.00	\$240.00	\$238.00	\$161.00	\$90.00	\$146.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$0.00	\$0.00	\$3,332.00	\$15,778.00	\$5,040.00	\$8,176.00	\$0.00		\$32,326.00

III. DESIGN PHASE (90% AND FINAL)

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR. PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. GENERAL PLAN SHEETS									
1 Title Sheet		1			1			2	\$375.00
2 Index of Sheets		1			4			5	\$780.00
3 General Construction Notes		1			1			2	\$375.00
4 Private Utility Notes					1			1	\$135.00
5 Symbols					2			2	\$270.00
6 Project Layout Sheet		1			6			7	\$1,050.00
Total	0	4	0	0	15	0	0	19	\$2,985.00
B. TRAFFIC CONTROL PLANS									
1 One Lane Closure Typical TCP		2		4				6	\$1,140.00
2 T-Intersection Typical TCP		2		4				6	\$1,140.00
3 TCP Standard Details		2	2	4				8	\$1,590.00
Total	0	6	2	12	0	0	0	20	\$3,870.00
C. W.1 - CAVALCADE ST AND SHARMAN ST INTERSECTION									
1 RRFB Sign Design / Details		2	2	8				12	\$2,250.00
2 RRFB Electrical Diagram		2		8				10	\$1,800.00
3 Signing & Pavement Marking Plans		2		16				18	\$3,120.00
4 Small Sign Summary		1		6				7	\$1,230.00
5 Signing & Pavement Marking Standards		1		6				7	\$1,230.00
Total	0	8	2	44	0	0	0	54	\$9,630.00
D. W.2 - CAVALCADE ST AND HAIN ST INTERSECTION									
1 RRFB Sign Design / Details		4	2	8				14	\$2,730.00
2 RRFB Electrical Diagram		4		8				12	\$2,280.00
Total	0	8	2	16	0	0	0	26	\$5,010.00
E. W.3 - CAVALCADE ST AND EDISON ST INTERSECTION									
1 RRFB Sign Design / Details		4	2	8				14	\$2,730.00
2 RRFB Electrical Diagram		4		8				12	\$2,280.00
Total	0	8	2	16	0	0	0	26	\$5,010.00
F. W.5 - MOORE ST (CAVALCADE ST TO MOODY ST) & MOODY ST (IRVINGTON BLVD TO MOORE ST)									
1 Speed Cushions Layout		4	2	8				14	\$2,730.00
2 Speed Cushion Standards		4		8				12	\$2,280.00
Total	0	8	2	16	0	0	0	26	\$5,010.00
G. W.6 - CETTI ST AT CAVALCADE ST									
1 Demolition Sheets		2	2	4		1		9	\$1,790.00
2 Proposed Improvements Sheets (Sidewalks, Curb Ramps, Pedestrian Refuge)		2		20		2		24	\$4,180.00
3 Sidewalk, Curb Ramp, and Pedestrian Refuge Standards		1		4				5	\$900.00
4 Signing & Pavement Marking Plans		2		8		1		11	\$2,000.00
5 Signing & Pavement Marking Standards		1		4				5	\$900.00
Total	0	8	2	40	0	4	0	54	\$9,770.00
H. W.7 - ROBERTSON ST AT CAVALCADE ST									
1 Demolition Sheets		2	2	4		1		9	\$1,790.00
2 Proposed Improvements Sheets (Sidewalks, Curb Ramps, Pedestrian Refuge)		2		20		2		24	\$4,180.00
3 Sidewalk, Curb Ramp, and Pedestrian Refuge Standards		1		4				5	\$900.00
4 Signing & Pavement Marking Plans		2		8		1		11	\$2,000.00
5 Signing & Pavement Marking Standards		1		4				5	\$900.00
Total	0	8	2	40	0	4	0	54	\$9,770.00
I. STORM WATER POLLUTION PREVENTION PLANS									
1 Storm Water Pollution Prevention Plan Sheets		2	2	6				10	\$1,920.00
2 Storm Water Pollution Prevention Standard Details		2		2				4	\$810.00
Total	0	4	2	8	0	0	0	14	\$2,730.00
J. PRIVATE UTILITIES									
1 Utility Coordination		12			40			52	\$8,280.00
2 Utility Adjustment Deliverables								0	\$0.00
Total	0	12	0	0	40	0	0	52	\$8,280.00

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR. PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
K. Project Management/Specs/Agencies & Team Coordination/Misc									
1 Overall Project Management/Team Coordination/ Project Controls	4	18						22	\$5,540.00
2 Project Coordination / Approvals with City	2	4		12				18	\$3,550.00
3 Variance Applications		1			8			9	\$1,320.00
4 Quantities (90% and Final)		2			12			14	\$2,100.00
5 Opinion of Probable Construction Costs (90% and Final)	1	4			8			13	\$2,345.00
6 Project Manual & Specifications	1	2			16			19	\$2,945.00
Total	8	31	0	12	44	0	0	95	\$17,800.00
L. Quality Assurance / Quality Control									
1 Constructability Review		8						8	\$1,920.00
2 Topographic Survey Review		1			8			9	\$1,320.00
3 90% QA/QC		12						12	\$2,880.00
4 Final QA/QC		8						8	\$1,920.00
Total	0	29	0	0	8	0	0	37	\$8,040.00
TOTAL HOURS	8	134	16	204	107	8	0	477	
Contract Labor Rate	\$305.00	\$240.00	\$225.00	\$165.00	\$135.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,440.00	\$32,160.00	\$3,600.00	\$33,660.00	\$14,445.00	\$1,600.00	\$0.00		\$87,905.00

IV. BID PHASE

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR. PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BID PHASE SERVICES									
1 Prepare Advertisement for Bid Documents		2			4			6	\$1,020.00
2 Conduct Pre-Bid Conference Meeting		2			4			6	\$1,020.00
3 Prepare Necessary Addenda to Address Issues or Clarifications		2			6			8	\$1,290.00
4 Online Bid Opening & Tabulation of Bids		2			6			8	\$1,290.00
5 Evaluate the Bid Proposals & Make Award Recommendation		4			8		2	14	\$2,310.00
6 Assist in Preparation of Contract b/w TIRZH21 & Successful Bidder		6						6	\$1,440.00
Total	0	18	0	0	28	0	2	48	\$8,370.00
TOTAL HOURS	0	18	0	0	28	0	2	48	
Contract Labor Rate	\$305.00	\$240.00	\$225.00	\$165.00	\$135.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$0.00	\$4,320.00	\$0.00	\$0.00	\$3,780.00	\$0.00	\$270.00		\$8,370.00

V. SUBCONTRACTED SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Landscape Design of 13 Medians - SWA Group (Exhibit C)	\$47,175.00	10%	\$51,892.50
2 Irrigation Design of 13 Medians - Sub-consultant of SWA Group (Exhibit C)	\$25,500.00	10%	\$28,050.00
3 Community Engagement Meeting - SWA Group (Exhibit C)	\$14,955.00	10%	\$16,450.50
4 Reimbursables - SWA Group (Exhibit C)	\$5,000.00	10%	\$5,500.00
TOTAL SUBCONTRACTED SERVICES			\$101,893.00

VI. OPTIONAL SERVICES (ONLY IF NEEDED)

DESCRIPTION OF WORK TASKS	COST	TOTAL
1 Public Engagement Meeting (One Occurance)	\$5,000.00	\$5,000.00
TOTAL OPTIONAL SERVICES		\$5,000.00

VII. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing, Reproduction, and Miscellaneous	1	LS	\$4,000.00	\$4,000.00
2 Mileage	650	MILE	\$0.700	\$455.00
3 Civcast & Houston Business Journal Advertisement (2 weeks)	1	LS	\$2,500.00	\$2,500.00
4 TDLR Project Registration, Plan Review Fee, etc.	1	LS	\$2,000.00	\$2,000.00
5 LIDAR Sensor	2	EA	\$400.00	\$800.00
6 Traffic Data Collection (4 intersections, speed data)	1	LS	\$7,500.00	\$7,500.00
TOTAL REIMBURSABLE EXPENSES				\$17,255.00

GRAND TOTAL	
I. TECHNICAL MEMORANDUM	\$18,195.00
II. TOPOGRAPHIC SURVEYING	\$32,326.00
III. DESIGN PHASE (90% AND FINAL)	\$87,905.00
IV. BID PHASE	\$8,370.00
V. SUBCONTRACTED SERVICES	\$101,893.00
VI. OPTIONAL SERVICES (ONLY IF NEEDED)	\$5,000.00
VII. EXPENSES	\$17,255.00
PROJECT TOTAL	\$270,944.00

DESIGN PHASE BREAKDOWN BY LOCATION:

W.1 - CAVALCADE ST AND SHARMAN ST	\$9,630.00
W.2 - CAVALCADE ST AND HAIN ST	\$5,010.00
W.3 - CAVALCADE ST AND EDISON ST	\$5,010.00
W.5 - MOORE ST & MOODY ST	\$5,010.00
W.6 - CETTI ST AT CAVALCADE ST	\$9,770.00
W.7 - ROBERTSON ST AT CAVALCADE ST	\$9,770.00

SWA Houston

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September 03, 2026
Revised September 29, 2026

HR Green
11750 Katy Freeway
Suite 400
Houston, TX 77079

Attn: Muhammad Ali, PE, ENV SP
Re: Cavalcade Street Landscape (Medians): I-45 to Moore Street
Houston, Texas

Dear Mr. Ali:

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

This Agreement is by and between SWA Group (SWA), a California corporation, and HR Green (the Client), Houston, Texas.

SWA shall provide professional services on the project referenced above, the extent of which is indicated on the attached drawing entitled Exhibit A.

I. SCOPE OF SERVICES

SWA will provide landscape architectural design services for Cavalcade Street between Interstate 45 and Moore Street (approximately 0.75 mile corridor) for the following items:

1. Median landscaping and art pad locations along the corridor. (Note: Landscaping or tree planting along sidewalks is not included in this scope of work. Topographic Survey will be provided by HR Green and is not included in SWA's scope of work.)
2. Irrigation design for median landscaping.
3. Coordination for City of Houston Adopt an Esplanade program, and coordination with Greater Northside Management District ("GNMD").
4. Submittals to include 90% Design, 100% Design, and Bid Phase as described below. Construction Phase Services are not included in this scope of work.
5. One (1) Community Engagement Meeting.

II. PROCEDURE

A. Concept Design

1. SWA will coordinate with the Greater Northside Management District (“GNMD”) to understand the maintenance budget that will serve as the basis of SWA’s median landscape design. SWA will develop preliminary median planting plans and coordinate with the GNMD and their landscape maintenance contractor to confirm the proposed median landscaping enhancements are in accordance with the GNMD’s maintenance budget.
2. SWA will coordinate with the City of Houston for proposed art pad locations in the medians.
3. SWA will provide preliminary opinion of probable construction cost for landscaping and irrigation.

B. Community Engagement Meeting

1. SWA will prepare updated materials and exhibits for one (1) Community Engagement Meeting to be organized and conducted by COH Council District H, as a follow-up to two previously conducted Community Engagement Meetings (March 2026 and June 2026) performed in a prior scope of work. The purpose of this Community Engagement Meeting is to update the community on the proposed improvements and receive input prior to 90% Design construction documentation.

C. Construction Documentation (90% Design & 100% Design Submittals)

1. Upon the Client’s approval of the planting layout and preliminary cost estimate, SWA will develop working drawings and technical sections of specifications to construct the work in one (1) drawing package and shall prepare a final estimate of probable construction cost. Technical sections of specifications shall be prepared in the Construction Specifications Institute (CSI) MasterFormat. The Client shall be responsible for Bidding and Contract Requirements and General Requirements divisions of the specifications.
2. SWA shall prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.
3. In developing working drawings and technical sections of specifications, SWA shall coordinate its services with those of other consultants and to maintain a construction budget in accordance with the preliminary design estimate of probable construction cost accepted by the Client at the end of the preliminary design phase. When the final estimate of probable construction cost is one hundred ten percent (110%) of the preliminary design budget estimate, or less, the final estimate will be acceptable to the Client.
4. Deliverables:
 - a. Irrigation plan.
 - b. Irrigation water use calculations, as required.
 - c. Median planting plan.
 - d. Plant list.
 - e. Construction, irrigation, & planting details for all landscape elements.
 - f. Technical landscape specifications in CSI format.
 - g. Updated opinion of probable construction cost for landscaping and irrigation.

5. Additional drawing packages, if requested by the Client, will be considered Additional Services to be provided for an amount to be agreed upon between the parties in writing.

D. Bid Phase

1. Attend a pre-bid meeting.
2. Assistance with bidder inquiries.
3. Services including negotiating proposals, and assistance in awarding and preparing contracts for construction are not included in this fee proposal, however may be provided as Additional Services.
4. Revising drawings to incorporate RFIs to create the construction set.
5. If requested by the Client, SWA shall assist the Client in reviewing and evaluating bids.
6. Deliverables:
 - a. Written evaluations of bid proposals.

E. Construction Phase Services (Not Included)

III. DEVELOPMENT BUDGETS

- A. A proposed landscape construction budget for all items of work under the Scope of Services shall be established and approved.
- B. In the event that this budget is reduced or increased by more than 10% between the time of approval of construction documents and the time of award of a construction contract, cost of modification of drawings and specifications to meet the changed project budget shall be considered Additional Services.

IV. DESIGN APPROVAL

Muhammad Ali has been designated as the person responsible for design direction to SWA for this project and has the authority for design approval. In the event that the design, as approved by Muhammad Ali is rejected by others, and re-design is required, such re-design services shall be compensated as Additional Services.

V. SCHEDULE

SWA shall adhere to the schedule as set forth by HR Green. In the event that the schedule is extended, SWA may request Additional Services.

VI. MEETINGS

- A. This proposal includes Professional Service time for meetings as follows:
 1. Landscape planting design layout and coordination (Virtual or In-Person): up to 3 meetings
 2. HR Green Design Team Meetings (Virtual): up to 4 meetings
 3. City of Houston (Virtual or In-Person): up to 2 meetings
 4. Stakeholder Meetings (Virtual or In-Person): up to 2 meetings
 5. Public Meetings / Presentations (Virtual or In-Person): up to 1 meeting
- B. Additional meetings or site visits, if required, shall be provided as Additional Services. Travel expenses shall be billed

as Reimbursable Costs.

VII. EXCLUSIONS TO SCOPE OF SERVICES

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

1. Topography and boundary surveys.
2. Legal descriptions of property.
3. Payment of required review fees, permits, and costs to authorities having jurisdiction over the project.
4. Soils testing and/or engineering.
5. Existing site engineering and utility base information.
6. Engineering other than that provided within the Scope of Services.
7. Lighting Design of any kind.
8. Electrical Engineering
9. Site environmental studies and documentation.
10. Pavement design of any kind, pedestrian or vehicular.
11. Waterproofing design.
12. BIM/REVIT or similar.
13. LEED documentation preparation and analyses.
14. Graphic design.
15. Expediting, code, zoning consultant.
16. Organizing, noticing (including, but not limited to, physical or virtual communications, websites, etc.), logistics, or other activities involved with conducting community engagement events are not included in this proposal. SWA will prepare and print exhibits, attend, present pertinent project-related materials at the event, and create summary memo of comments pertinent to the project, only.
17. Any item not specifically addressed in this proposal.

VIII. FEES AND TERMS

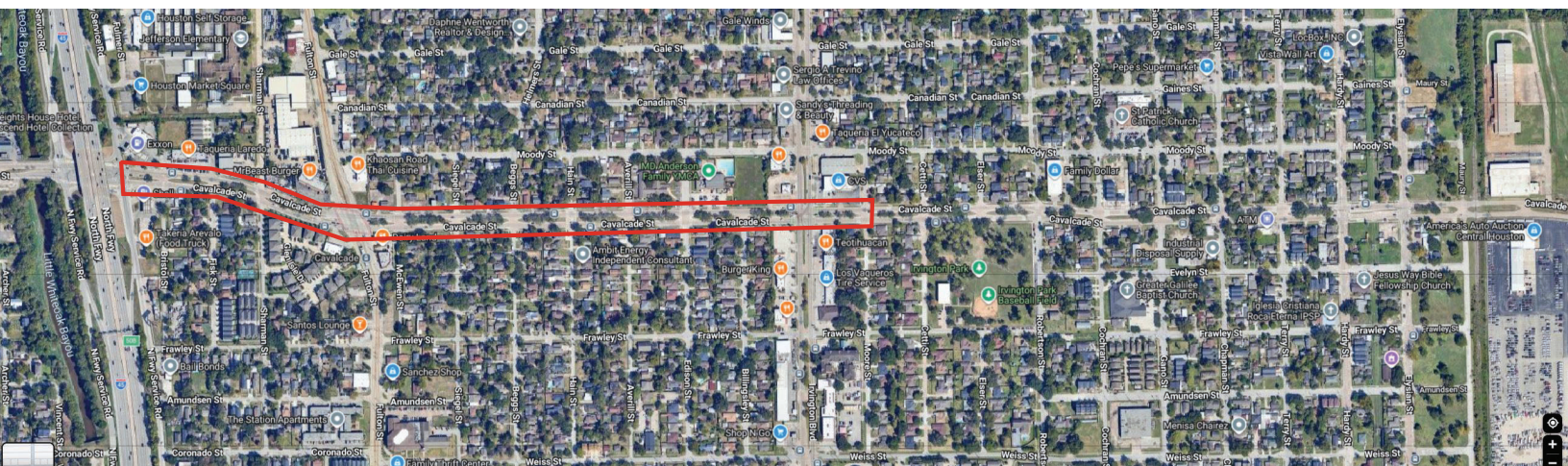
Base Services described above shall be provided for the fixed sums identified on Exhibit A, not including reimbursable expenses and those excluded services, ~~in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference.~~

The reimbursables do not include any impact fees that the City of Houston may levy on the project, including but not limited to Water Capacity Reservation ("WCR") impact fees, any amounts for which will be determined at the time of permitting for construction.

SWA Group
v. 260929

Task	Principal \$285	Principal \$245	Associate Principal \$195	Associate \$180	Associate \$165	Associate \$150	Designer \$135	Designer \$120	TOTAL Hours	TASK Fee	PHASE Fee	
Landscape Concept Layout												\$10,705
1 Site visit to review topographic survey and site conditions informing planting design		4				4	4		12	\$2,120		
2 Prepare preliminary landscape concept plan and plant list		4				8	16		28	\$4,340		
3 Prepare preliminary opinion of probable construction cost		1		2					3	\$605		
4 Revise landscape plan per comments received from stakeholders		4				4	8		16	\$2,660		
5 Coordination with City of Houston for art pad location requirements		4							4	\$980		
90% Design												\$13,850
6 90% Documents / Specs / Costs; Internal QA/QC		8		4		24	40		76	\$11,680		
7 90% Review Comments		2				4	8		14	\$2,170		
100% Design												\$7,830
8 100% Documents / Specs / Costs; Internal QA/QC		4		4		8	16		32	\$5,060		
9 100% Review Comments		2				8	8		18	\$2,770		
Bid Phase												\$2,575
10 Pre-Bid Meeting		1				1			2	\$395		
11 Assist with Bidder Inquiries and Bid Evaluation		4				8			12	\$2,180		
Meetings, Coordination, and Management												\$9,665
12 Landscape Concept Coordination (virtual or in-person) (up to 3)		3				3			6	\$1,185		
13 HR Green Design Team Meetings (virtual) (up to 4)		4				4			8	\$1,580		
14 City of Houston (virtual or in-person) (up to 2)		2				2			4	\$790		
15 Stakeholder meetings (virtual or in-person) (up to 2)		2				2			4	\$790		
16 Adopt an Esplanade Program coordination		8				8	16		32	\$5,320		
Community Engagement Meeting												\$14,955
17 Prepare draft exhibits for Community Engagement Meeting		4				16	40		60	\$8,780		
18 Review with COH Council District H, TIRZ #21, and GNMD and receive comments		1				1	1		3	\$530		
19 Finalize exhibits and virtual presentation		2				4	8		14	\$2,170		
20 Attend Community Engagement Meeting		4				4	8		16	\$2,660		
21 Prepare summary memo		1				2	2		5	\$815		
Irrigation Design Sub Consultant												\$25,500
22 30% Design												
23 90% Design										\$14,000		
24 100% Design										\$9,500		
25 Bid Phase										\$2,000		
26 SWA Sub Consultant Management @ 10%												\$2,550
Total Hours												06901001151750
TOTAL, SWA FEE												\$87,630
Reimbursables (related to general printing needs for the project and for community engagement events only. Regulatory, permitting, or WCR fees are not included)												\$5,000
TOTAL, FEE PLUS REIMBURSABLES												\$92,630

PROJECT LIMITS: CAVALCADE STREET CORRIDOR





AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. Update regarding Request for Qualifications for Professional Engineering Services.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

8. Bookkeeper's Report; and approve payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

October 16, 2026

Account Balances

As of October 16, 2026

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		1.77%	3,511,835.99	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	7,747.67	Texas Capital Operating
Totals for Operating Fund:				\$3,519,583.66	
Grand total for Hardy Near Northside Redevelopment Authority:				\$3,519,583.66	

Cash Flow Report - Texas Capital Operating Account

As of October 16, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/19/2026				\$5,230.48
Receipts				
	Wire Transfer from Money Market		25,000.00	
Total Receipts				25,000.00
Disbursements				
1010	Houston Business Journal	Publication Expense	(2,150.00)	
ACH	Greenberg Traurig	Legal Fees	(1,830.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(5,117.82)	
ACH	HR Green, Inc.	Engineering Fees	(7,901.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,538.74)	
ACH	SWA Group	Project Planning Consultant Fee	(779.45)	
Total Disbursements				(22,482.81)
BALANCE AS OF 10/16/2026				\$7,747.67

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	September 2026			July 2026 - September 2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Revenue/ Expense							
Revenues							
City Tax Revenue	0	0	0	0	0	0	2,920,516
Interest Income	5,144	1,250	3,894	11,690	3,750	7,940	15,000
Grant Income - Construction	0	0	0	0	0	0	250,000
Total Revenues	5,144	1,250	3,894	11,690	3,750	7,940	3,185,516
Expenses							
Management Consulting Services							
Accounting	3,483	3,333	150	11,587	10,000	1,587	40,000
Admin Salaries & Benefits	5,040	5,040	0	15,120	15,120	0	60,480
Auditor	0	0	0	12,000	12,000	0	18,000
Tax Advisor	1,244	1,250	(6)	3,618	3,750	(132)	15,000
Insurance	0	0	0	0	0	0	5,000
Website	0	0	0	2,376	5,000	(2,624)	5,000
Office Expense	55	167	(111)	164	500	(336)	2,000
Bank Charges	0	417	(417)	830	1,250	(420)	5,000
Program and Project Consultants							
Legal	0	3,333	(3,333)	2,880	10,000	(7,120)	40,000
Planning Consultants	0	4,167	(4,167)	0	12,500	(12,500)	50,000
Total Expenses	9,822	17,707	(7,884)	48,575	70,120	(21,545)	240,480
Total Ordinary Revenues/ Expenses	(4,678)	(16,457)	11,778	(36,884)	(66,370)	29,486	2,945,036
Other Revenues/ Expenses							
Extra Ordinary Revenue							
Assigned Surplus	0	0	0	0	0	0	1,230,201
Total Extra Ordinary Revenue	0	0	0	0	0	0	1,230,201
TIRZ Capital Expenses							
T-2104 2600-3500 Block Main St	0	0	0	0	0	0	75,000
T-2105 Pickney St Hike & Bike	0	0	0	0	0	0	275,000
T-2106 Sidewalk Replacement/Imp	6,928	6,928	0	61,461	61,461	0	750,000
T-2107 Hogan/Lorraine Corr	0	0	0	0	0	0	1,000,000
T-2109 Parks & Greenspace Impro	0	0	0	21,458	21,458	0	200,000
T-2111 Multi-Street Mobility Im	974	974	0	2,015	2,015	0	200,000
T-2112 Area Wide Comm Improvem	0	0	0	0	0	0	100,000
T-1213 San Jacinto Street Connector	2,150	2,150	0	2,150	2,150	0	100,000
T-1214 Railroad Quite Zone	0	0	0	0	0	0	50,000
T-2115 Civic Art	0	0	0	0	0	0	80,000
Total TIRZ Capital Expenses	10,051	10,051	0	87,083	87,083	0	2,830,000
Transfers							
Administrative Fees - City	0	0	0	0	0	0	146,026
Affordable Housing - City	0	0	0	0	0	0	973,505
Municipal Services	0	0	0	228,844	125,706	103,138	125,706
Supplemental Municipal Services	0	0	0	0	0	0	100,000
Total Transfers	0	0	0	228,844	125,706	103,138	1,345,237
Total Other Revenues/ Expenses	10,051	10,051	0	315,927	212,789	103,138	2,945,036
Net Income	(14,729.48)	(26,507.63)	11,778.15	(352,811.36)	(279,159.24)	(73,652.12)	0.00

Balance Sheet

As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
11102 1 Texas Capital Operating	3,400
Total Checking/Savings	3,400
Other Current Assets	
11201 1 Time Deposits	3,536,836
Total Other Current Assets	3,536,836
Total Current Assets	3,540,236
TOTAL ASSETS	3,540,236
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
12000 1 Accounts Payable	19,487
Total Accounts Payable	19,487
Total Current Liabilities	19,487
Total Liabilities	19,487
Equity	
13101 1 Unassigned Fund Balance	3,873,561
Net Income	(352,811)
Total Equity	3,520,749
TOTAL LIABILITIES & EQUITY	3,540,236

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
10/1/2026	65734

BILL TO
TIRZ No. 21 - Hardy / Near Northside RDA Linda Clayton Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 7727-2167

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 3,886 items on the tax roll as of January 2026, at \$0.30 per item	1,165.80
Invoice emailed to: Linda Clayton at lclayton@hhcllp.com	

Total	\$1,165.80
--------------	------------

HAWES HILL & ASSOCIATES LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 3028
DATE 10/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: September 2026	5,040.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: September 2026	19.91
Reimbursable Mileage, Parking, Tolls and Related Expenses, D Huml: September 2026	57.91
BALANCE DUE	\$5,117.82

[illegible]

[illegible]



In addition to this print view, you can also use Download Transactions to download a range of transactions in multiple formats.

Statement Ending Sep 23, 2026

Account Ending in ...1919

DATE	DESCRIPTION	CATEGORY	CARD	AMOUNT
Sep 18	metropolis.io	Other	Don H. ...1919	\$18.39



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Hawes Hill & Associates
9600 Long Point Road
Suite 200
Houston, TX 77055

October 06, 2026
Project No: 2602224-0000
Invoice No: 208282

Invoice Total: \$6,927.50

Project 2602224-0000 TIRZ 21 TO#7 - Sidewalk Replacements & Improvements, Phase 1 Beggs & Irvington Streets

Professional Services Through September 25, 2026
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plans (PS&E) Development	61,120.00	100.00	61,120.00	61,120.00	0.00
Permitting and Bid Phase	9,300.00	90.5054	8,417.00	3,201.00	5,216.00
Topo Survey	11,000.00	87.9545	9,675.00	8,180.00	1,495.00
Tree Protection Plans	5,500.00	93.6364	5,150.00	5,150.00	0.00
Expenses	4,526.00	39.2161	1,774.92	1,558.42	216.50
Total Fee	91,446.00		86,136.92	79,209.42	6,927.50
Total Fee				6,927.50	

Billing Limits	Current	Prior	To-Date
Total Billings	6,927.50	79,209.42	86,136.92
Limit			91,446.00
Remaining			5,309.08

Total this Invoice \$6,927.50

Approved by
Jesus Olivas
on 9/17/2026



1810 First Oaks St., Suite 220
Richmond, TX 77406
Phone: (281) 240-9099
TBPELS Reg. No. 10194739

Invoice

Date	HR Green Proj.	Invoice #
September 4, 2026	2602224	1261096

Project Title: TIRZ 21, Beggs Street
Tejas Services: Surveying
Dates Covered: 07/01/26 - 08/31/26
Payment Due: October 4, 2026
Payment Terms: Net 30
Prepared by: Jose A. Pedraza

Prepared for:

Jesus M. Olivas, P.E., ENV SP
HR Green, Inc.
11011 Richmond Ave, Ste. 200
Houston, Texas 77042
By Email: jolivas@hrgreen.com

Tejas Project: 30-2605 Beggs St

Item/Description	Authorized Amount	Prior Billing		Current Billing		Remaining
		% Billed	\$ Billed	% Billed	\$ Billed	
Topographic and ROW Mapping - Beggs St	\$7,475	80%	\$ 5,980.00	100%	\$ 1,495.00	\$ -
Limited Topographic Survey - Irvington Boulevard	\$2,200	100%	\$ 2,200.00	100%	\$ -	\$ -
Totals	\$9,675	85%	\$ 8,180.00	100%	\$ 1,495.00	\$ -

Work Completed during this period: Address final comments, issue final survey files.

Balance Due This Invoice **\$ 1,495.00**

Planned Upcoming Activities: Address comments, if any.

*No sales tax will be collected as per §3.276 adopted to be effective April 11, 2022, 47 Tex. Reg. 1888.

Ph: (281) 240-9099

Fax: (281) 240-2791

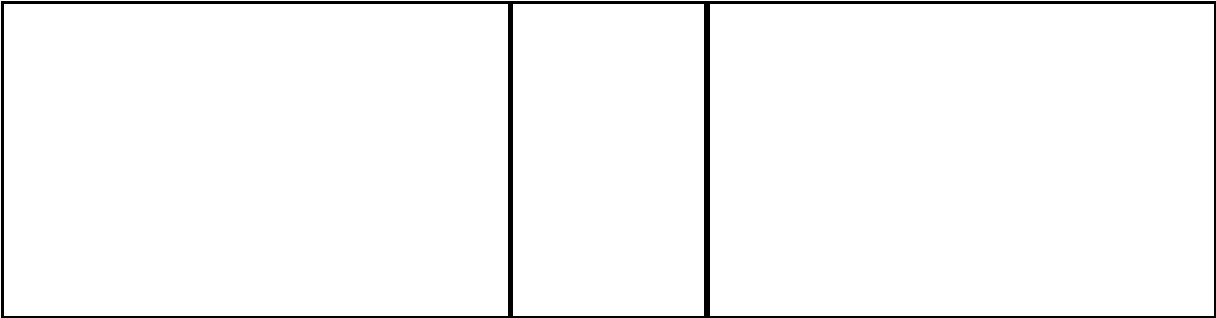
Email: invoicing@pedrazasurveying.com

Slavinski, Suzette

From: Guo, Benjamin
Sent: Tuesday, September 15, 2026 9:20 AM
To: Slavinski, Suzette
Subject: FW: Your Amtek Information Service, Inc. receipt [#1262-9656] - for Beggs St - Ben/Jesus

From: Amtek Information Service, Inc. <receipts@civcast.com>
Sent: Thursday, August 13, 2026 3:35 PM
To: Guo, Benjamin <bguo@hrgreen.com>
Subject: Your Amtek Information Service, Inc. receipt [#1262-9656]

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments



Receipt from Amtek Information Service, Inc.

Receipt #1262-9656

AMOUNT PAID	DATE PAID	PAYMENT METHOD
\$216.50	Aug 13, 2026, 3:33:44 PM	- 1054

SUMMARY
Project: Beggs St and Irvington Blvd Sidewalk Improvements

Bid Advertisement & Bid Management × 1	\$100.00
Electronic Bidding × 1	\$100.00

Subtotal	\$200.00
Sales tax - Texas (8.25%)	\$16.50
Amount paid	\$216.50

If you have any questions, contact us at support@amtekusa.com or call us at **+1 281-376-4577**.

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Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Hawes Hill & Associates
9600 Long Point Road
Suite 200
Houston, TX 77055

October 06, 2026
Project No: 2602267-0000
Invoice No: 208285

Invoice Total: \$973.50

Project 2602267-0000 TIRZ 21 On-Call Services 2026

Professional Services Through September 25, 2026

Phase 01 2026 On-Call Engineering Services

Professional Personnel

	Hours	Amount	
Principal	2.00	750.00	
Senior Professional	.75	223.50	
Totals	2.75	973.50	
Total Labor			973.50
Total this Phase			\$973.50

Billing Limits

	Current	Prior	To-Date
Total Billings	973.50	6,993.15	7,966.65
Limit			10,000.00
Remaining			2,033.35
Total this Invoice			\$973.50



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 125663

Professional Services from August 10, 2026 to September 06, 2026

Task: Preparation of Financial Report

DESCRIPTION: Preparation of bookkeeping report; Reconciliation of applicable accounts; Processing of accounts payable, accounts receivable, mail and other administrative services; Coordination of any necessary wire transfers for internal accounts; Communication with consultants; Meeting attendance and payroll, as necessary.

Professional Personnel	Hours	Amount
Administrative Specialist	0.17	\$20.84
Accounting Assistant	0.83	104.19
Consultant	15.42	3,083.32
Sr. Manager	0.50	125.00
Total Preparation of Financial Report		\$3,333.35

Task: Preparation of Budget/Audit

DESCRIPTION: Preparation of budget; Preparation of audit schedules; Compliance with statutory requirements and communication with auditor.

Professional Personnel	Hours	Amount
Consultant	0.25	\$50.00
Total Preparation of Budget/Audit		\$50.00

Total Professional Services **\$3,383.35**

Expenses and Other Items	Amount
Copy Charges	\$3.70
Document Storage & Retention Service	1.83
Electronic Data Storage	22.50
Investment Officer	100.00
Mileage	27.36
Total Expenses and Other Items	\$155.39

Total Professional Services **\$3,383.35**

Total Expenses and Other Items **155.39**

Total Amount Due **\$3,538.74**



To: Hardy/Near Northside Redev Authority
Attn: Naina Magon
c/o Hawes Hill & Associates LLC
PO Box 22167
Houston, TX 77227-2167

Date: September 22, 2026
Invoice No: 210289
For Period: August
Project No: NNRT501
Project Manager: Michael Robinson

Project Near Northside On-Call

WORK PERFORMED:
Attendance at CIP Committee and Board Meetings; Coordination
Professional Services from August 1, 2026 to August 31, 2026
Professional Personnel

	Hours	Rate	Amount
Principal			
Robinson, Michael	3.00	231.00	693.00
Associate			
Hellinger, James	.50	172.90	86.45

Total Fee Due This Invoice **779.45**

Billing Limits	Current	Prior	To-Date
Total Billings	779.45	5,563.44	6,342.89
Limit			10,000.00
Remaining			3,657.11

Total Due this Invoice: **\$779.45**

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.

INVOICE

Near Northside Redevelopment Authority c/o

Hawes Hill & Associates LLP
DON HUML
PO BOX 22167
HOUSTON, TX 77227-2167
United States of AmericaInvoice Number **10597691**
Invoice Date September 11, 2026
Due Date October 11, 2026
Payment Terms Net 30
Customer ID **A-125990****Pay Securely Online** www.bizjournals.com/ads
or **Mail Checks** to:**Houston Business Journal**
American City Business Journals, Inc.
PO Box 844755
Dallas, TX 75284
United States of AmericaAdvertising Customer: Hawes Hill & Associates LLP
Purchase Order Number:

Item Description	Tax	Amount
COH TAX INCREMENT RE. ZONE NO. 21 RFQ NO. T21-2026-01 HOUSTON BUSINESS JOURNAL Run Date: 09/11/2026		1,075.00
Net Amount		1,075.00
Tax:		
Total Invoice		1,075.00
Amount Due		1,075.00

Register for our Customer Portal for online payments: www.bizjournals.com/ads/register

Payment Options

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Paper Check

- Make Check Payable to address above
- Please include Customer Invoice Number on all correspondence.

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INVOICE

Near Northside Redevelopment Authority
c/o

Hawes Hill & Associates LLP
DON HUML
PO BOX 22167
HOUSTON, TX 77227-2167
United States of America

Invoice Number **10598458**
Invoice Date September 18, 2026
Due Date October 18, 2026
Payment Terms Net 30
Customer ID **A-125990**

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or **Mail Checks** to:

Houston Business Journal
American City Business Journals, Inc.
PO Box 844755
Dallas, TX 75284
United States of America

Advertising Customer: Hawes Hill & Associates LLP
Purchase Order Number:

Item Description	Tax	Amount
COH TAX INCREMENT RE. ZONE NO. 21 RFQ NO. T21-2026-01 HOUSTON BUSINESS JOURNAL Run Date: 09/18/2026		1,075.00
Net Amount		1,075.00
Tax:		
Total Invoice		1,075.00
Amount Due		1,075.00

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- Please include Customer Invoice Number on all correspondence.

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AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

9. Administrator's Report.