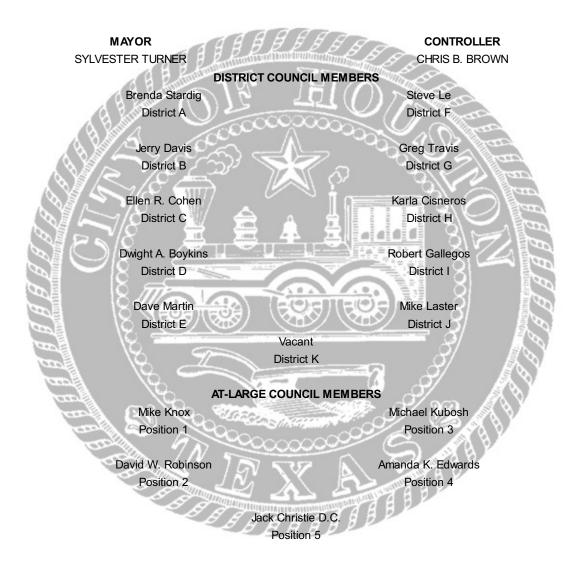
AGENDA

CITY OF HOUSTON • CITY COUNCIL May 1 & 2, 2018



Marta Crinejo Director - City Council Agenda

Anna Russell City Secretary

In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

The agenda may be accessed via the Internet at http://houston.novusagenda.com/agendapublic/. Copies of the agenda are available in the Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for \$52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex, Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.

NOTE: If a translator is required, please advise when reserving time to speak

AGENDA - COUNCIL MEETING Tuesday, May 1, 2018 - 2:30 PM City Hall Chamber

PRESENTATIONS

3:00 P.M. – INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Cisneros

ROLL CALL AND ADOPT MINUTES OF PREVIOUS MINUTES

<u>PUBLIC SPEAKERS</u> - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office.

NOTE: If a translator is required, please advise when reserving time to speak

SP050118

RECESS

RECONVENE

WEDNESDAY - May 2, 2018 - 9:00 A. M.

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY
THE
CITY SECRETARY PRIOR TO COMMENCEMENT

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 1 through 39

MISCELLANEOUS - NUMBER 1

1. RECOMMENDATION from Director Houston Airport System for approval of membership fees in the Airports Council International - North America for the Calendar Year 2018 - \$150,043.00 Enterprise Fund

ACCEPT WORK - NUMBERS 2 through 9

- 2. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$1,728,301.69 and acceptance of work on contract with D. L. ELLIOTT ENTERPRISES, INC for Waterline Wrap Repairs 1.08% over the original contract amount and under the 5% contingency amount (WA11241)
- **3.** RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$22,661,641.10 and acceptance of work on contract

- with **TEXAS STERLING CONSTRUCTION CO.** for Hirsch Road Paving and Drainage: Kelley Street to E. Crosstimbers 1.26% under the original contract amount **DISTRICTS B DAVIS and H CISNEROS**
- 4. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$623,095.62 and acceptance of work on contract with NBG CONSTRUCTORS, INC for Cambridge Bridge Paving and Drainage Completions and Corrections to Construction Contract 6.88% under the original contract amount <u>DISTRICT D BOYKINS</u>
- 5. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$657,907.79 and acceptance of work on contract with P^2MG, LLC dba P2MG, LLC for Safe Sidewalk Program 52.55% under the original contract amount <u>DISTRICTS C COHEN; E MARTIN; H CISNEROS and I GALLEGOS</u>
- 6. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$738,637.63 and acceptance of work on contract with **CLEANSERVE, INC** for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation 2.00% over the original contract amount and under the 5% contingency amount (4277-74)
- 7. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$647,511.84 and acceptance of work on contract with CLEANSERVE, INC for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation 1.84% over the original contract amount and under the 5% contingency amount (4277-79)
- 8. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$9,296,302.36 and acceptance of work on contract with HUFF & MITCHELL, INC for Sims Bayou Widening Wastewater Utility Relocations - 0.89% under the contract amount - DISTRICT K - VACANT
- 9. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$8,236,649.04 and acceptance of work on contract with **BRH-GARVER CONSTRUCTION**, **L.P.** for 84-Inch Water Line Interconnection at East Water Purification Plant 1.25% under the original contract amount **DISTRICT E MARTIN**

PURCHASING AND TABULATION OF BIDS - NUMBERS 10 through 16

- 10. AECOM TECHNICAL SERVICES, INC for approval of payment to address Emergency Disaster Recovery Activities as a result of Hurricane Harvey for Pumps Repair and Water Restoration Services at City of Houston Facilities for the General Services Department - \$306,837.76 Maintenance Renewal and Replacement Fund
- 11. AECOM TECHNICAL SERVICES, INC for approval of payment to address Emergency Disaster Recovery Activities due to Hurricane Harvey for Flood Damage Repair Services at multiple City of Houston Facilities for Houston Public Works \$3,556,663.80 Disaster Recovery Fund CUS Fund
- **12. AGGREKO, LLC** for approval of payment to address Emergency Disaster Recovery Activities due to Hurricane Harvey for Portable Generator Rental

- for the City of Houston General Services Department \$11,892.50 Maintenance Renewal and Replacement Fund
- 13. AZTEC/SHAFFER, LLC for approval of payment to address Emergency Disaster Recovery Activities because of Hurricane Harvey for Tent Rental Services for the Mayor's Office for Homeless Initiatives \$59,649.99 TIRZ Affordable Housing Fund
- 14. APEX SYSTEMS, LLC for approval of spending authority in an amount not to exceed \$135,720.00 for Purchase of Information Technology Staff Augmentation Services through the Texas Department of Information Resource's for the Houston Health Department Essential Public Health Services Fund
- **15. SPECTRAREP, LLC** for Datacasting Service Renewal for Mayor's Office of Homeland Security 36 Months \$142,650.00 Grant Fund
- **16. AMERICAN SCIENCE AND ENGINEERING, INC** for Service and Maintenance of ZBV Mobile Backscatter X-Ray Van for the Houston Police Department 2 Years \$119,157.00 Grant Fund

ORDINANCES - NUMBERS 17 through 39

- 17. ORDINANCE authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018 to provide for the payment of the current expenses of the City for the Fiscal Year beginning July 1, 2018 and ending June 30, 2019; prescribing the terms and form thereof and authorizing the Finance Working Group to determine certain terms and conditions relating thereto; providing for the payment of the principal thereof and interest thereon; approving and authorizing the distribution of a Preliminary Official Statement and Official Notice of Sale to be used in connection with the sale of the Notes; authorizing the preparation and distribution of an Official Statement; authorizing the execution and delivery of a Paying Agent/Registrar Agreement; authorizing a Bond Counsel Agreement and a Special Tax Counsel and Special Disclosure Counsel Agreement; and making other findings and provisions relating to such notes and matters incident thereto; and declaring an emergency
- 18. ORDINANCE approving a supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018A to provide for payment of current expenses of the City for a portion of the Fiscal Year beginning July 1, 2018 and ending June 30, 2019; providing for the payment of the principal of and interest on such Notes; authorizing the procedure for determining the terms and conditions of such Notes; authorizing the execution of a Note Purchase Agreement; approving Bond Counsel and Special Tax and Special Disclosure Counsel; making other findings and provisions related to such notes and matters incident thereto; and declaring an emergency
- 19. Ordinance supplementing the City of Houston, Texas Master Ordinance No. 2004-299; providing for the issuance of the City of Houston, Texas, Combined Utility System Subordinate Lien Revenue Bonds, Series 2018B, providing for the amounts, interest rates, prices, and terms thereof and other

- matters relating thereto; providing for the payment thereof; making other provisions regarding such bonds and matters incident thereto; authorizing a Co-Bond Counsel Agreement; authorizing execution and delivery of a Paying Agent/Registrar Agreement; and declaring an emergency
- 20. ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, by adding a new article relating to Memorial Park, and AMENDING PORTIONS OF CHAPTER 26, relating to the same
- 21. ORDINANCE approving and authorizing amended and restated Development, Construction, Operations, Maintenance and Concession Agreement between the Citv of Houston. Texas. **UPTOWN** DEVELOPMENT **AUTHORITY**. and **MEMORIAL** CONSERVANCY, INC relating to Memorial Park - DISTRICTS C - COHEN and G - TRAVIS
 - This item should only be considered after passage of Item 20 above
- 22. ORDINANCE approving and authorizing submission of an electronic application for grant assistance to the U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES, CENTERS FOR DISEASE CONTROL AND PREVENTION for the Houston Health Department's Immunization and Vaccines for Children Program; declaring the City's eligibility for such grant; authorizing the Director of the Houston Health Department to act as the City's representative in the application process, with the authority to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant
- 23. ORDINANCE appropriating \$2,327,112.88 out of Airports Improvement Fund and approving and authorizing Reimbursable Agreement between the City of Houston and the FEDERAL AVIATION ADMINISTRATION for Construction-Relocation of Remote Transmitter Receiver D Antenna at William P. Hobby Airport (Project No. 792D) DISTRICT I GALLEGOS
- 24. ORDINANCE relating to the Retail Water and Sewer Rates of AQUA TEXAS, INC, AQUA UTILITIES, INC, and AQUA DEVELOPMENT, INC d/b/a AQUA TEXAS ("AQUA TEXAS"); suspending for ninety days the effective date of the Federal Tax Change Credit Rider filed by Aqua Texas; establishing interim rates that shall constitute the legal rates of Aqua Texas until changed as provided by the Texas Water Code
- **25.** ORDINANCE approving and authorizing contract between the City of Houston and **HARRIS COUNTY** relating to the special election to be held on May 5, 2018; providing a maximum contract amount \$130,000.00 General Fund
- **26.** ORDINANCE authorizing the use of electronic signatures and electronic communications
- 27. ORDINANCE approving and authorizing contract between the City of Houston and LEADSONLINE LLC for Online Property Crimes Database Subscription Services for the Houston Police Department; providing a maximum contract amount 3 Years with two one-year options \$335,000.00 General Fund
- 28. ORDINANCE amending Ordinance No. 2013-0365 (Passed by Council on

- May 1, 2013) and approving and authorizing first amendment to contract between the City of Houston and PS LIGHTWAVE INC, dba PURE SPEED LIGHTWAVE PLW (Formerly known as Phonoscope Light Wave, Inc), to increase the maximum contract amount and extend the contract between the contract term for High-Capacity Fiber Circuit Services for the Houston Information Technology Services Department \$4,168,061.34 Central Service Revolving Fund
- 29. ORDINANCE awarding contract to NOLA CONSTRUCTION & DEVELOPMENT GROUP, LLC for Zika Abatement Debris Removal Services for the Solid Waste Management Department \$500,000.00 Grant Funds
- 30. ORDINANCE finding and determining public convenience and necessity for the acquisition of real property interests in connection with the public improvement project known as the Pinewood Village South Area Drainage and Paving Improvements Project; authorizing the acquisition, by gift, dedication, purchase, or eminent domain proceedings, of the fee simple title or street easement in and to one parcel of land required for the Project, being situated in the W.J. Foster Survey, Abstract No. 279, in Houston, Harris County, Texas; authorizing payment of the costs of such acquisition, including the purchase price for the property interest and costs associated with relation assistance, appraisals, title policies/services, recordation of instruments, and eminent domain proceedings DISTRICT B DAVIS
- 31. ORDINANCE approving and authorizing an Advanced Funding Agreement between the City of Houston and TEXAS DEPARTMENT OF TRANSPORTATION for Bridge Replacement or Rehabilitation off the State System, Grapevine Street Bridge at HCFCD DITCH (Approved by Resolutions 2017-0017, 2016-0015, 2015-0046) DISTRICT K VACANT
- 32. ORDINANCE appropriating \$1,262,728.68 out of Metro Projects Construction DDSRF for the Interlocal Agreement between the City of Houston and HARRIS COUNTY FLOOD CONTROL DISTRICT for the Brays Bayou Flood Damage Reduction Plan for replacement of the Buffalo Speedway Boulevard Bridge (Approved by Ordinance No. 2003-1282); providing funding for construction of facilities financed by the Metro Projects Construction DDSRF DISTRICTS C COHEN and K VACANT
- **33.** ORDINANCE approving and authorizing an interlocal purchasing agreement between the City of Houston and **THE CITY of NASSAU BAY, TEXAS**
- 34. ORDINANCE appropriating \$7,778,996.00 out of Water & Sewer System Contributed Capital Fund; \$2,005,604.00 out of the Water & Sewer System Consolidated Construction Fund, awarding contract to BRH-GARVER CONSTRUCTION, L.P. for Holmes Road Sanitary Sewer Kirby Drive to Knight Road; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, construction management, and contingencies relating to construction of facilities financed by the Water & Sewer contributed Capital Fund and the Water & Sewer System Consolidated Construction Fund DISTRICT K VACANT
- **35.** ORDINANCE appropriating \$10,491,161.09 out of Water Authorities Capital

Contribution Fund NETL and \$9,003,838.91 out of PWE-NETL Fund. Construction awarding contract to HARPER BROTHERS CONSTRUCTION, LLC, for 108-inch water line from Lee Road to Vickery Drive; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City: holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, construction management, construction program management services, construction phase engineering services, and contingencies relating to construction of facilities financed by the Water Authorities Capital Contribution Fund NETL and PWE-NETL Construction Fund - DISTRICT B - DAVIS

- 36. ORDINANCE authorizing the transfer of \$4,383,690.43 from the NETL Expansion-SWIFT Fund (Fund 8426) to the PWE-NETL Construction Fund (Fund 8508) and appropriating said sum out of the PWE-NETL Construction Fund (Fund 8508), appropriating \$5,889,781.39 out of Water Authorities Capital Contribution-NETL Fund (Fund 8507), appropriating \$4,795,328.18 out of the Water and Sewer System Consolidated Construction Fund (Fund 8500), awarding contract to HARPER BROTHERS CONSTRUCTION, **LLC** for 54-inch water line along Vickery Drive from Aeropark Drive to World Houston Parkway; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the city; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, Construction Management, Construction Program Management Services, Construction Phase Engineering Services, Construction Phase Engineering Services for Non-Project Sanitary Sewer items and contingencies relating to construction of facilities financed by the PWE-NETL Construction Fund. Water Authorities Capital Contribution-NETL Fund, Water & Sewer System Consolidated Construction Fund - **DISTRICT B - DAVIS**
- 37. ORDINANCE appropriating \$1,490,000.00 out of Miscellaneous Acquisition Capital Projects Series E Fund and authorizing the expenditure of the appropriated funds to the In-House Renovation Revolving Fund for the Municipal Courts Hurricane Harvey damage repairs; declaring the City's intent to seek reimbursement from the Federal Emergency Management Agency and other eligible sources for such expenditures DISTRICTI GALLEGOS
- 38. ORDINANCE No. 2018-0341, passed first reading April 25, 2018 ORDINANCE granting to FLEET CLEAN, INC, a Texas Corporation, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions, and making certain findings related thereto - SECOND READING
- 39. ORDINANCE No. 2018-342, passed first reading April 25, 2018
 ORDINANCE granting to LRG POWER WASHING, LLC, a Texas
 Limited Liability Company, the right, privilege, and franchise to collect,
 haul, and transport solid waste and industrial waste from commercial

properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions, and making certain findings related thereto - **SECOND READING**

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA

NON CONSENT AGENDA - NUMBER 40

NON-CONSENT - MISCELLANEOUS

40. ***PULLED – This item will not be considered on May 2nd

REVIEW on the record and make determination relative to the appeal from the decision of the Historical Preservation Appeals Board, filed by Mark S. Hellinger, Attorney, on behalf of Ryan Strickland, owner of the structure at 901 Heights Boulevard, regarding denial of certificate of appropriateness to demolish the structure located at 901 Heights Boulevard - **DISTRICT C - COHEN**

MATTERS HELD - NUMBERS 41 through 44

- **41.** WRITTEN Motion by Council Member Gallegos to amend Item No. 42 below, Subsection 3 of proposed ordinance amending Section 39-62 of the Code of Ordinances relating to responsibility associated with replacement and retrieval of Solid Waste containers, as follows:
 - Amend Sec. 39-62, subsection (3) by inserting the following:
 - (3) The department will replace a container due to routine wear when necessary at no charge to the property owner, but not more frequently than once every ten years.. and will provide a second replacement within the same time period at a reduced cost only if:
 - a. The property owner requesting a second container is a senior citizen over the age of 65; or
 - b. The property owner is enrolled in the department's pickup for persons with disabilities program as identified in Section 39-80.

For these categories of property owners, the replacement fee shall be waived for a second replacement and only the delivery fee shall be charged TAGGED BY COUNCIL MEMBER LASTER

- 42. ORDINANCE AMENDING SECTION 39-62 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, relating to responsibility for and establishing fees associated with replacement and retrieval of City solid waste containers TAGGED BY COUNCIL MEMBER LASTER

 This was Item 13 on Agenda of April 25, 2018
- 43. ORDINANCE appropriating \$4,633,769.00 out of Street & Traffic Control and Storm Drainage DDSRF as an additional appropriation to Professional Engineering Services Contract between the City of Houston and HALFF ASSOCIATES, INC for the Storm Water Engineering Program Project (Approved by Ordinance No. 2015-0621); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic

Control and Storm Drainage DDSRF - TAGGED BY COUNCIL MEMBER EDWARDS

This was Item 27 on Agenda of April 25, 2018

44. CHASTANG ENTERPRISES, INC d/b/a CHASTANG'S BAYOU CITY AUTOCAR - \$2,924,260.00, MCNEILUS FINANCIAL, INC d/b/a MCNEILUS TRUCK AND MANUFACTURING CO. - \$2,464,040.00 and HOUSTON FREIGHTLINER, INC - \$1,927,735.00 for Refuse and Recycling Trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council for the Solid Waste Management Department - Equipment Acquisition Consolidated Fund - TAGGED BY COUNCIL MEMBER CHRISTIE

This was Item 39 on Agenda of April 25, 2018

Supplemental Posting - NUMBER

45. ORDINANCE amending Ordinance No. 2011-390 to add a maximum contract amount for the Lease Agreement between the City of Houston and HOUSTON FIRST CORPORATION Formerly HOUSTON CONVENTION CENTER HOTEL CORPORATION; approving and authorizing an amendment to the aforementioned Lease Agreement and a form of a Promissory Note in connection with the same for the repair of Cityowned properties damaged by Hurricane Harvey; authorizing the Mayor to execute Promissory Note(s)

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Gallegos first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED.

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSITIONED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE (HOUSTON CITY CODE 2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING.



Meeting Date: 5/1/2018

Item Creation Date:

SP050118

Agenda Item#:

ATTACHMENTS: Description

SP050118

Type

Signed Cover sheet

CITY COUNCIL CHAMBER - CITY HALL 2nd FLOOR - TUESDAY MAY 1, 2018 - 2:00 PM

NON-AGENDA

2 MIN	2 MIN	2 MIN
MR. TODD LITTON – 2203 Addison – 7	7030 – 713-408-9597 – Develo	pment and Flooding
3 MIN	3 MIN	3 MIN

- MS. DORIS PENNINGTON 7526 Martin Luther King, Apt. #533 77033 713-933-5407 Problems with Department of Neighborhoods/Illegal ticket
- MR. G.K. PILLAI 10100 East Frwy. 77029 832-277-0234 Presenting a check to Mayor Turner for Hurricane Harvey
- MS. HAZEL FIELDS 3223 Beulah St., Apt. #A 77004 713-346-7383 Complaint against U. S. Renal Care Webster Dialysis
- MS. BRENDA RODRIGUEZ 504 E. 39th St. 77022 346-256-9062 Property in Independence Heights
- MS. JAN TAYLOR Post Office Box 425 Humble, TX 77347– 832-585-6205 Northeast Houston Harvey victims (homeowners) need access to extra funding
- MS. CONNIE WILLIAMS -6406 Wileyvale -77028 No Phone Northeast Houston Harvey victims (homeowners) need access to extra funding
- MS. DONITA PRECISE 3414 Willow Beach Dr. 77072 281-788-6671 Hiring a person with disabilities

PREVIOUS

1 MIN 1 MIN 1 MIN

- MS. DEBORAH WILKERSON No Address 713-499-9671 Violation of my fundamental Rights/Stalking, harassment, and targeted victim
- MS. LOIS MYERS 9701 Westview Dr. 77055 713-775-2443 Item No. 24 MUD No. 552, passed on 4/25/18 agenda



Meeting Date: 5/1/2018

Item Creation Date: 4/2/2018

HAS - Renewal of Aviation Organization Membership Fees for Calendar Year 2018 – Airports Council International – North America (ACI-NA)

Agenda Item#: 1.

Summary:

RECOMMENDATION from Director Houston Airport System for approval of membership fees in the Airports Council International - North America for the Calendar Year 2018 - \$150,043.00 Enterprise Fund

Background:

RECOMMENDATION:

Adopt a motion approving membership fees in ACI-NA for the calendar year 2018 in an amount not to exceed \$150,043.

SPECIFIC EXPLANATION:

Airports Council International (ACI) is the trade association of airport owners and operators worldwide. Headquartered in Montreal, Canada, ACI has 641 members operating 1,953 airports in 176 countries, as of January 2018. ACI is comprised of five geographical regions: Africa, Asia-Pacific, Europe, Latin America / Caribbean, and North America. The North America region, which includes Canada and the United States, is represented by ACI-NA, based in Washington, D.C. ACI-NA airport members enplane 95% of all domestic and virtually all the international airline passenger and air cargo traffic in North America.

Membership in ACI-NA provides the department with 1) a means of keeping current on the latest techniques of the many functional aspects of airport management; 2) advocacy on legislative issues before the Congress and world forums; 3) a way to exchange information with other airports facing similar situations; 4) a single airport voice in dealing with the federal government; and 5) representation in the bilateral negotiating process for international air routes.

Base membership dues are formula-based and are a function of an airport's passenger and cargo activity, where each enplaned and deplaned passenger and each 100 kilograms of enplaned and deplaned cargo equal one traffic unit. For 2016 (the most recent year available), Houston had 58,949,011 traffic units, bringing the base dues to \$118,543. International air service dues are based on enplaned international passengers; for 2016, Houston had 11,581,440 international passengers, for a fee of \$9,000. A legislative assessment of \$15,000 and a policy assessment of \$7,500 are also included, bringing the total to \$150,043.

Support of this organization provides member airports with constant communication concerning our position in various legislative and regulatory processes and international civil aviation organizations, such as security issues impacting our airports, and enables our airports to make their voices heard at critical points along the way. Benefits from membership and participation in this organization far outweigh the cost of dues and serve the best interest of the Houston Airport System in meeting the current airport needs of the community, customers, and users.

Fiscal Note: Funding for this item is included in the FY18 Adopted Budget. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078. See attached "Attachment A."

Director's Signature:

Mario C. Diaz **Houston Airport System**

Prior Council Action:

1/29/97 (M) 97-0159; 1/28/98 (M) 98-0198; 8/9/99 (M) 99-0825; 4/26/00 (M) 2000-0565; 2/14/01 (M) 2001-0144; 3/27/02 (M) 2002-0347; 3/12/03 (M) 2003-0278; 4/20/04 (M) 2004-0413; 3/15/05 (M) 2005-0216; 4/5/06 (M) 2006-0280; 12/20/06 (M) 2006-1156; 2/5/08 (M) 2008-0108; 12/10/08 (M) 2008-0884; 2/24/10 (M) 2010-0094; 5/8/11 (M) 2011-0397; 1/18/12 (M) 2012-0033; 1/23/13 (M) 2013-0058; 2/26/14 (M) 2014-0184; 2/17/15 (M) 2015-0111; 2/24/16 (M) 2016-0080; 3/22/17 (M) 2017-0152

Amount of Funding:

\$150,043 HAS Revenue Fund (8001)

Contact Information:

Todd Curry 281/233-1618 Saba Abashawl 281/233-3454

ATTACHMENTS:

Description Type

HAS - Renewal of Aviation Organization Membership Fees for Calendar Year 2018 – Signed Coversheet

Signed Cover sheet



Meeting Date:

Item Creation Date: 4/2/2018

HAS - Renewal of Aviation Organization Membership Fees for Calendar Year 2018 – Airports Council International – North America (ACI-NA)

Agenda Item#:

Background:

RECOMMENDATION:

Adopt a motion approving membership fees in ACI-NA for the calendar year 2018 in an amount not to exceed \$150,043.

SPECIFIC EXPLANATION:

Airports Council International (ACI) is the trade association of airport owners and operators worldwide. Headquartered in Montreal, Canada, ACI has 641 members operating 1,953 airports in 176 countries, as of January 2018. ACI is comprised of five geographical regions: Africa, Asia-Pacific, Europe, Latin America / Caribbean, and North America. The North America region, which includes Canada and the United States, is represented by ACI-NA, based in Washington, D.C. ACI-NA airport members enplane 95% of all domestic and virtually all the international airline passenger and air cargo traffic in North America.

Membership in ACI-NA provides the department with 1) a means of keeping current on the latest techniques of the many functional aspects of airport management; 2) advocacy on legislative issues before the Congress and world forums; 3) a way to exchange information with other airports facing similar situations; 4) a single airport voice in dealing with the federal government; and 5) representation in the bilateral negotiating process for international air routes.

Base membership dues are formula-based and are a function of an airport's passenger and cargo activity, where each enplaned and deplaned passenger and each 100 kilograms of enplaned and deplaned cargo equal one traffic unit. For 2016 (the most recent year available), Houston had 58,949,011 traffic units, bringing the base dues to \$118,543. International air service dues are based on enplaned international passengers; for 2016, Houston had 11,581,440 international passengers, for a fee of \$9,000. A legislative assessment of \$15,000 and a policy assessment of \$7,500 are also included, bringing the total to \$150,043.

Support of this organization provides member airports with constant communication concerning our position in various legislative and regulatory processes and international civil aviation organizations, such as security issues impacting our airports, and enables our airports to make their voices heard at critical points along the way. Benefits from membership and participation in this organization far outweigh the cost of dues and serve the best interest of the Houston Airport System in meeting the current airport needs of the community, customers, and users.

Fiscal Note: Funding for this item is included in the FY18 Adopted Budget. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078. See attached "Attachment A."

Director's Signature:

Mario C. Diaz

Houston Airport System

Prior Council Action:

1/29/97 (M) 97-0159; 1/28/98 (M) 98-0198; 8/9/99 (M) 99-0825; 4/26/00 (M) 2000-0565; 2/14/01 (M) 2001-0144; 3/27/02 (M) 2002-0347; 3/12/03 (M) 2003-0278; 4/20/04 (M) 2004-0413; 3/15/05 (M) 2005-0216; 4/5/06 (M) 2006-0280; 12/20/06 (M) 2006-1156; 2/5/08 (M) 2008-0108; 12/10/08 (M) 2008-0884; 2/24/10 (M) 2010-0094; 5/8/11 (M) 2011-0397; 1/18/12 (M) 2012-0033; 1/23/13 (M) 2013-0058; 2/26/14 (M) 2014-0184; 2/17/15 (M) 2015-0111; 2/24/16 (M) 2016-0080; 3/22/17 (M) 2017-0152

Amount of Funding:

\$150,043 HAS Revenue Fund (8001)

Contact Information:

Todd Curry 281/233-1618 Saba Abashawl 281/233-3454



Meeting Date: 5/1/2018
District A, District B, District C, District D, District E, District F, District G, District H, District I, District J, District K
Item Creation Date:

20DWO15 - Accept Work - Waterline Wrap Repairs

Agenda Item#: 2.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$1,728,301.69 and acceptance of work on contract with **D. L. ELLIOTT ENTERPRISES, INC** for Waterline Wrap Repairs - 1.08% over the original contract amount and under the 5% contingency amount (WA11241)

Background:

SUBJECT: Accept Work for Waterline Wrap Repairs, Project File No. WA 11241

RECOMMENDATION: (Summary)

Pass a motion to approve the final contract amount of \$1,728,301.69 or 1.08% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

SPECIFIC EXPLANATION:

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided a work order based improvement and/or new installation of main water lines and service lines on an emergency basis throughout the City.

DESCRIPTION/SCOPE: This project consisted of the repair, improvement and /or new installation of main water lines and service lines. The main lines ranged in diameter up to 16-inches and the water service lines ranged in size from ¾-inch to 2-inches in diameter. The contract was awarded to D. L. Elliott Enterprises, Inc. with an original contract amount of \$1,709,919.05. The Notice to Proceed date was 02/01/16 and the project had 365 calendar days for completion.

LOCATION: The work performed under the contract included locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

CONTRACT COMPLETION AND COST: The contractor D. L. Elliott Enterprises, Inc. has completed the work under the contract. The Project was completed with an additional 180 days by Change Order No. 1. The final cost of the project is \$1,728,301.69, an increase of \$18,382.64 or 1.08% over the original contract amount. More water line repair was needed than anticipated.

The increased cost is a result of a work order issued after the contract end date of 01/30/17. Initially, the water leak was determined as the contract Warranty work but after exposure of waterline it was found to be a new water leak.

MWBE PARTICIPATION: The contract MBE and WBE Goals were 12% and 8% respectively. According to Office of Business Opportunity, the actual participation was 20.01%. The contractor was awarded a "Satisfactory" rating.

Carol Ellinger Haddock, P.E. Director Houston Public Works

Prior Council Action:

Ordinance No. 2015-1144, dated 11/18/15

Amount of Funding:

No additional funding is required. Original appropriation of \$1,795,415.00 for construction and contingencies from Water and Sewer System Operating Fund No. 8300.

Contact Information:

Andrew Molly, P.E. Senior Assistant Director Phone: (832) 395-3785

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District A, District B, District C, District D, District E, District F, District G, District H, District I, District K
Item Creation Date:

20DWO15 - Accept Work - Waterline Wrap Repairs

Agenda Item#:

Background:

SUBJECT: Accept Work for Waterline Wrap Repairs, Project File No. WA 11241

RECOMMENDATION: (Summary)

Pass a motion to approve the final contract amount of \$1,728,301.69 or 1.08% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

SPECIFIC EXPLANATION:

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided a work order based improvement and/or new installation of main water lines and service lines on an emergency basis throughout the City.

<u>DESCRIPTION/SCOPE</u>: This project consisted of the repair, improvement and /or new installation of main water lines and service lines. The main lines ranged in diameter up to 16-inches and the water service lines ranged in size from %-inch to 2-inches in diameter. The contract was awarded to D. L. Elliott Enterprises, Inc. with an original contract amount of \$1,709,919.05. The Notice to Proceed date was 02/01/16 and the project had 365 calendar days for completion.

LOCATION: The work performed under the contract included locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

<u>CONTRACT COMPLETION AND COST</u>: The contractor D. L. Elliott Enterprises, Inc. has completed the work under the contract. The Project was completed with an additional 180 days by Change Order No. 1. The final cost of the project is \$1,728,301.69, an increase of \$18,382.64 or 1.08% over the original contract amount. More water line repair was needed than anticipated.

The increased cost is a result of a work order issued after the contract end date of 01/30/17. Initially, the water leak was determined as the contract Warranty work but after exposure of waterline it was found to be a new water leak.

<u>MWBE PARTICIPATION</u>: The contract MBE and WBE Goals were 12% and 8% respectively. According to Office of Business Opportunity, the actual participation was 20.01%. The contractor was awarded a "Satisfactory" rating.

Càrol Ellinger Haddock, P.E.

Director

Houston Public Works

Prior Council Action:

Ordinance No. 2015-1144, dated 11/18/15

Amount of Funding:

No additional funding is required. Original appropriation of \$1,795,415.00 for construction and contingencies from Water and Sewer System Operating Fund No. 8300.

Contact Information:

Andrew Molly, P.E. Senior Assistant Director Phone: (832) 395-3785

ATTACHMENTS:

Item Coversheet Page 2 of 2

Description	Туре
City Map	Backup Material
Final Pay Estimate -Last Retainage	Backup Material
Prior RCA an Ordinance	Backup Material
DWO Performance Evaluation	Backup Material
OBO Close Out Evaluation and Summary	Backup Material
Certificate of Contract Completion	Backup Material
Change Order No. 1	Backup Material
Ownership Information Doc 00455	Backup Material
Affidavít Memo	Backup Material
Tax Report DL Elliott	Backup Material
Work Order Report with Council Districts	Backup Material



Meeting Date: 5/1/2018 District B, District H Item Creation Date: 3/29/2018

20PSK21 Accept Work / Texas Sterling Construction Co.

Agenda Item#: 3.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$22,661,641.10 and acceptance of work on contract with **TEXAS STERLING CONSTRUCTION CO.** for Hirsch Road Paving and Drainage: Kelley Street to E. Crosstimbers 1.26% under the original contract amount - **DISTRICTS B - DAVIS and H - CISNEROS**

Background:

SUBJECT: Accept Work for Hirsch Road Paving and Drainage: Kelley Street to E. Crosstimbers.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$22,661,641.10 or 1.26% under the original Contract Amount, accept the Work and authorize final payment.

<u>PROJECT NOTICE/JUSTIFICATION:</u> This project was part of the Street and Traffic Capital Improvement Project (CIP) and was required to improve traffic circulation, enhance safety and provide drainage improvements in the service area.

DESCRIPTION/SCOPE: This project consisted of the rehabilitation of approximately 6,500 linear feet of existing undivided two lanes roadways to a four-lane divided roadway per Major Thoroughfare Freeway Plan (MTFP) standards. The project improvement included a four-lane divided concrete roadway with curbs, an underground storm sewer system to mitigate street flooding, new inlets, sidewalk, street lights and necessary utilities. The project also included a grade separation on Hirsch Road at the existing Union Pacific Railroad Tracks. This project was designed by Chiang, Patel & Yerby, Inc. (CP&Y) with 810 calendar days allowed for construction. The project was awarded to Texas Sterling Construction Co. with an original Contract Amount of \$22,949,736.90.

LOCATION: The project area is generally bound by East Crosstimbers on the north, Kelly Street on the south, Lockwood Boulevard on the east and Eastex Freeway on the west. The project is located in Key Map Grids 454P and 454K.

CONTRACT COMPLETION AND COST: The Contractor, Texas Sterling Construction Co., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 512 days approved by Change Order Nos. 4, 8, 12, 13, 14, and 15. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1-11 and 13-15 is \$ 22,661,641.10, a decrease of \$ 288,095.80 or 1.26% under the original Contract Amount and under 5% contingency

amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 17.00%. The M/WBE plan established for this project was 17.85%. According to Office of Business Opportunity, the participation was 17.20%. Contractor's M/WBE performance evaluation was rated Satisfactory. The Contractor received a "Satisfactory" rating for MWSBE participation based on their good faith efforts.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS Nos. N-000617-0001-4, R-000500-0064-4 and S-000500-0064-4

Prior Council Action:

Ordinance 2012-0774, August 29, 2012

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$26,731,000.00: \$18,314,084.00 from Fund 4042 - Street & Traffic Control & Storm Drainage DDSRF, \$4,417,346.00 from Fund 4040 - METRO Projects Construction DDSRF and \$3,999,570.00 from Fund 8500 - Water & Sewer System Consolidated Construction Fund.

Contact Information:

Joseph T. Myers , P.E. Senior Assistant Director, Capital Projects Phone: (832) 395-2355

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet Maps Backup Material



Meeting Date: District B, District H Item Creation Date: 3/29/2018

20PSK21 Accept Work / Texas Sterling Construction Co.

Agenda Item#:

Background:

SUBJECT: Accept Work for Hirsch Road Paving and Drainage: Kelley Street to E. Crosstimbers.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$22,661,641.10 or 1.26% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the Street and Traffic Capital Improvement Project (CIP) and was required to improve traffic circulation, enhance safety and provide drainage improvements in the service area.

<u>DESCRIPTION/SCOPE</u>: This project consisted of the rehabilitation of approximately 6,500 linear feet of existing undivided two lanes roadways to a four-lane divided roadway per Major Thoroughfare Freeway Plan (MTFP) standards. The project improvement included a four-lane divided concrete roadway with curbs, an underground storm sewer system to mitigate street flooding, new inlets, sidewalk, street lights and necessary utilities. The project also included a grade separation on Hirsch Road at the existing Union Pacific Railroad Tracks. This project was designed by Chiang, Patel & Yerby, Inc. (CP&Y) with 810 calendar days allowed for construction. The project was awarded to Texas Sterling Construction Co. with an original Contract Amount of \$22,949,736.90.

<u>LOCATION:</u> The project area is generally bound by East Crosstimbers on the north, Kelly Street on the south, Lockwood Boulevard on the east and Eastex Freeway on the west. The project is located in Key Map Grids 454P and 454K.

CONTRACT COMPLETION AND COST: The Contractor, Texas Sterling Construction Co., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 512 days approved by Change Order Nos. 4, 8, 12, 13, 14, and 15. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1-11 and 13-15 is \$ 22,661,641.10, a decrease of \$ 288,095.80 or 1.26% under the original Contract Amount and under 5% contingency amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 17.00%. The M/WBE plan established for this project was 17.85%. According to Office of Business Opportunity, the participation was 17.20%. Contractor's M/WBE performance evaluation was rated Satisfactory. The Contractor received a "Satisfactory" rating for MWSBE participation based on their good faith efforts.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS Nos. N-000617-0001-4, R-000500-0064-4 and S-000500-0064-4

Prior Council Action:

Ordinance 2012-0774, August 29, 2012

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$26,731,000.00: \$18,314,084.00 from Fund 4042 - Street & Traffic Control & Storm Drainage DDSRF, \$4,417,346.00 from Fund 4040 - METRO Projects Construction DDSRF and \$3,999,570.00 from Fund 8500 - Water & Sewer System Consolidated Construction Fund.

Contact Information:

Joseph T. Myers , P.E. Senior Assistant Director, Capital Projects

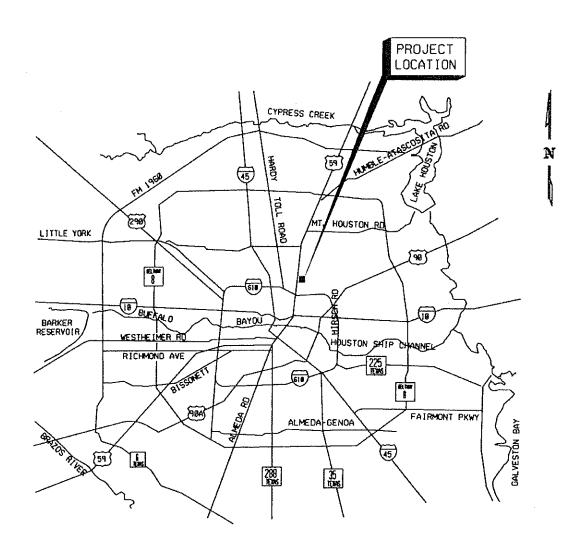
Phone: (832) 395-2355

ATTACHMENTS:

Description Maps OBO Doc. 455 Tax Report

RCA and Ordinance Change Orders Туре

Backup Material Backup Material Backup Material Backup Material Backup Material Backup Material



LOCATION MAP

KEY MAP PAGE: 454-K AND P

Chiang, Patel & Yerby, Inc. 2925 Brief Park Suite 658, Houston, TX, 77842 (713)532-1738, Fex (713)532-1734

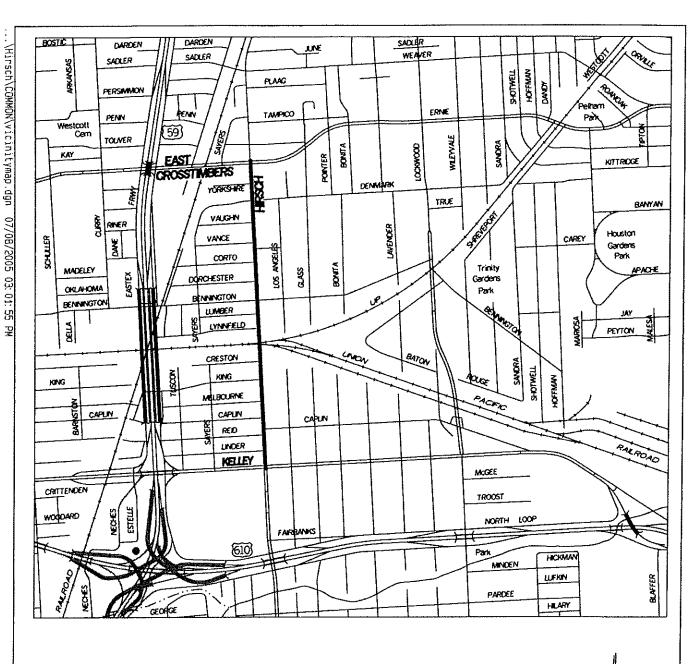
FROM KELLEY ST. TO E. CROSSTIMBERS BLVD

EXHIBIT A LOCATION MAP

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

RECONSTRUCTION OF HIRSCH RD

FILE NO. 589197	CITY OF HOUST	ON PM
GFS NO. 8617-81-82	STEVE CAMPAGNA	, P.E.
DRAWING SCALE	DATE SHE	ET NO.
NONE	87/88/2885	OF I



VICINITY MAP
FROM KELLEY ST. TO E. CROSSTIMBERS BLVD.

N

CP&F Chiang, Patel & Yerby, Inc. 2925 Brier Park Suite 858, Houston, TX, 77842 (713)532-1738, Fax (713)532-1734

FROM KELLEY ST. TO E. CROSSTIMBERS BLVD

EXHIBIT B VICINITY MAP

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

RECONSTRUCTION OF HIRSCH RD

FILE NO. 589197	CITY OF H	IOUSTON PM
GFS NO. Ø617-Ø1-Ø2	STEVE CAMPAGNA, P.E	
DRAWING SCALE	OATE	SHEET NO.
NONE	07/08/2005	I OF L



Meeting Date: 5/1/2018 District D Item Creation Date: 4/4/2018

20SIW01 Accept Work / NBG Constructors, Inc.

Agenda Item#: 4.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$623,095.62 and acceptance of work on contract with **NBG CONSTRUCTORS**, **INC** for Cambridge Bridge Paving and Drainage Completions and Corrections to Construction Contract 6.88% under the original contract amount - **DISTRICT D - BOYKINS**

Background:

SUBJECT: Accept Work for Cambridge Bridge Paving and Drainage Completions and Corrections to Construction Contract

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$623,095.62 or 6.88% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was required to improve traffic flow, reduce congestion and eliminate potential hazards in the Medical Center Area. The original construction contractor failed to complete all of the work required under the original construction contract for the Cambridge Bridge project. This contract corrected and completed the construction of Cambridge Bridge.

DESCRIPTION/SCOPE: This project consisted of re-grading the north slope of Brays Bayou within the limits of the Cambridge Bridge project. All necessary articulated blocks and concrete trails/sidewalks were removed and replaced to accomplish re-grading. Project area was sodded and hydromulched. Pergolas and handrails on Cambridge Bridge were rust proofed with zinc metalizing process. Inspections were performed for the existing bridge abutment on the north slope of Brays Bayou for possible structural defects. The original contractor, South Coast Construction, Inc. (Contractor), failed to complete all of the work required under the contract in the amount of \$9,382,431.96 for the Cambridge Bridge and Paving Project from Holcombe Boulevard to South MacGregor. \$8,835,853.96 was paid to the Contractor leaving a balance of \$546,578.00 in the original construction contract. \$806,089.00 was needed to complete the construction contract and provide for the repairs for the Cambridge Bridge Project. This amount exceeded the balance of the construction contract by \$259,511.00. Scientech Engineers, Inc. designed the project with 90 calendar days allowed for construction. The project was awarded to NBG Constructors, Inc. with an original Contract Amount of \$669,105.00.

LOCATION: The project area was generally bound by North MacGregor Way on the north, Holcombe Boulevard on the south, Brays Bayou on the east and Moursund Street on the west. The project is located in Key Map Grid 533E.

CONTRACT COMPLETION AND COST: The Contractor, NBG Constructors, Inc., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 34 days approved by Change Order No.1. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order No. 1 is \$623,095.62, a decrease of \$46,009.38 or 6.88% under the original Contract Amount and under 5% contingency amount. The decreased cost is a result of the difference between planned and measured quantities.

<u>M/WSBE PARTICIPATION:</u> No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per section 15-82 of the Code of Ordinance.

Carol Ellinger Haddock, P.E.
Director

Houston Public Works

WBS No. N-000720-0002-4

Prior Council Action:

Ordinance 2016-0153, dated 03-02-2016

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$806,089.00 from Fund 4040 Metro Projects Construction DDSRF

Contact Information:

Joseph T. Myers, P.E. Senior Assistant Director, Capital Projects Phone: (832) 395-2355

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet



Meeting Date:
District D
Item Creation Date: 4/4/2018

20SIW01 Accept Work / NBG Constructors, Inc.

Agenda Item#:

Background:

SUBJECT: Accept Work for Cambridge Bridge Paving and Drainage Completions and Corrections to Construction Contract

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$623,095.62 or 6.88% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was required to improve traffic flow, reduce congestion and eliminate potential hazards in the Medical Center Area. The original construction contractor failed to complete all of the work required under the original construction contract for the Cambridge Bridge project. This contract corrected and completed the construction of Cambridge Bridge.

DESCRIPTION/SCOPE: This project consisted of re-grading the north slope of Brays Bayou within the limits of the Cambridge Bridge project. All necessary articulated blocks and concrete trails/sidewalks were removed and replaced to accomplish re-grading. Project area was sodded and hydromulched. Pergolas and handrails on Cambridge Bridge were rust proofed with zinc metalizing process. Inspections were performed for the existing bridge abutment on the north slope of Brays Bayou for possible structural defects. The original contractor, South Coast Construction, Inc. (Contractor), failed to complete all of the work required under the contract in the amount of \$9,382,431.96 for the Cambridge Bridge and Paving Project from Holcombe Boulevard to South MacGregor. \$8,835,853.96 was paid to the Contractor leaving a balance of \$546,578.00 in the original construction contract. \$806,089.00 was needed to complete the construction contract and provide for the repairs for the Cambridge Bridge Project. This amount exceeded the balance of the construction contract by \$259,511.00. Scientech Engineers, Inc. designed the project with 90 calendar days allowed for construction. The project was awarded to NBG Constructors, Inc. with an original Contract Amount of \$669,105.00.

LOCATION: The project area was generally bound by North MacGregor Way on the north, Holcombe Boulevard on the south, Brays Bayou on the east and Moursund Street on the west. The project is located in Key Map Grid 533E.

CONTRACT COMPLETION AND COST: The Contractor, NBG Constructors, Inc., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 34 days approved by Change Order No.1. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order No.1 is \$623,095.62, a decrease of \$46,009.38 or 6.88% under the original Contract Amount and under 5% contingency amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per section 15-82 of the Code of Ordinance.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. N-000720-0002-4

Prior Council Action:

Ordinance 2016-0153, dated 03-02-2016

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$806,089.00 from Fund 4040 Metro Projects Construction DDSRF

Contact Information:

Joseph T. Myers, P.E. Senior Assistant Director, Capital Projects

Phone: (832) 395-2355

ATTACHMENTS:

Description

Map Tax Report Affidavit of Ownership

Ord 2016-0153 dated 03-02-2016

OBO Evaluation and MWSBE

Change order

Type

Backup Material

Backup Material Backup Material

Backup Material

Backup Material

Backup Material



Meeting Date: 5/1/2018
District C, District E, District H, District I
Item Creation Date: 3/26/2018

20PSK20 Accept Work / P^2MG, LLC dba P2MG, LLC

Agenda Item#: 5.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$657,907.79 and acceptance of work on contract with **P^2MG**, **LLC dba P2MG**, **LLC** for Safe Sidewalk Program - 52.55% under the original contract amount - **DISTRICTS C - COHEN**; **E - MARTIN**; **H - CISNEROS and I - GALLEGOS**

Background:

SUBJECT: Accept Work for Safe Sidewalk Program.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$657,907.79 or 52.55% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the continuing effort by the City to construct request-based sidewalks throughout the City of Houston to meet the needs of its residents.

<u>DESCRIPTION/SCOPE</u>: This project provided for the construction of sidewalk improvements at various locations. Nedu Engineering Services, Inc. designed the project with 221 calendar days allowed for construction. The project was awarded to P^2MG, LLC dba P2MG, LLC with an original Contract Amount of \$1,386,425.18.

LOCATION: The project is located at various Key Map Grids.

CONTRACT COMPLETION AND COST: The Contractor, P^2MG, LLC dba P2MG, LLC, has completed the work under the subject Contract. The project was completed on time with an additional 651 days approved by Change Order Nos. 2, 4, 5, 6 and 8. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1, 3, 4, 5, 6 and 7 is \$657,907.79, a decrease of \$728,517.39 or 52.55% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities. This decrease is primarily the result of an underrun in Extra Unit Price Items, which was not necessary to complete the project.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 15.00%. The M/WBE plan established for this project was 18.59%. According to Office of Business Opportunity, the participation was 76.68%. Contractor's M/WBE performance evaluation was rated Satisfactory. The Contractor's rating was reduced from Outstanding to Satisfactory due to failure to use an original goal credit sub and failed to follow the deviation protocol to remove the sub.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS No. N-00610A-0121-4

Prior Council Action:

Ordinance # 2014-0990 Dated: 11/05/2014

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$1,606,700.00 from Fund 4040A - METRO Construction - Other.

Contact Information:

Joseph T. Myers, P.E. Acting Deputy Director, Capital Projects Phone: (832) 395-2355

ATTACHMENTS:

Description

Signed Coversheet Maps

Type

Signed Cover sheet Backup Material



Meeting Date:
District C, District E, District H, District I
Item Creation Date: 3/26/2018

20PSK20 Accept Work / P^2MG, LLC dba P2MG, LLC

Agenda Item#:

Background:

SUBJECT: Accept Work for Safe Sidewalk Program.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$657,907,79 or 52,55% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the continuing effort by the City to construct request-based sidewalks throughout the City of Houston to meet the needs of its residents.

DESCRIPTION/SCOPE: This project provided for the construction of sidewalk improvements at various locations. Nedu Engineering Services, Inc. designed the project with 221 calendar days allowed for construction. The project was awarded to P^2MG, LLC dba P2MG, LLC with an original Contract Amount of \$1,386,425.18.

LOCATION: The project is located at various Key Map Grids.

CONTRACT COMPLETION AND COST: The Contractor, P^2MG, LLC dba P2MG, LLC, has completed the work under the subject Contract. The project was completed on time with an additional 651 days approved by Change Order Nos. 2, 4, 5, 6 and 8. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1, 3, 4, 5, 6 and 7 is \$657,907.79, a decrease of \$728,517.39 or 52.55% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities. This decrease is primarily the result of an underrun in Extra Unit Price Items, which was not necessary to complete the project.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 15.00%. The M/WBE plan established for this project was 18.59%. According to Office of Business Opportunity, the participation was 76.68%. Contractor's M/WBE performance evaluation was rated Satisfactory. The Contractor's rating was reduced from Outstanding to Satisfactory due to failure to use an original goal credit sub and failed to follow the deviation protocol to remove the sub.

arol Ellinger Haddock, P.E., Director

Houston Public Works

WBS No. N-00610A-0121-4

Prior Council Action:

Ordinance # 2014-0990 Dated: 11/05/2014

Amount of Funding:

No additional funding required.

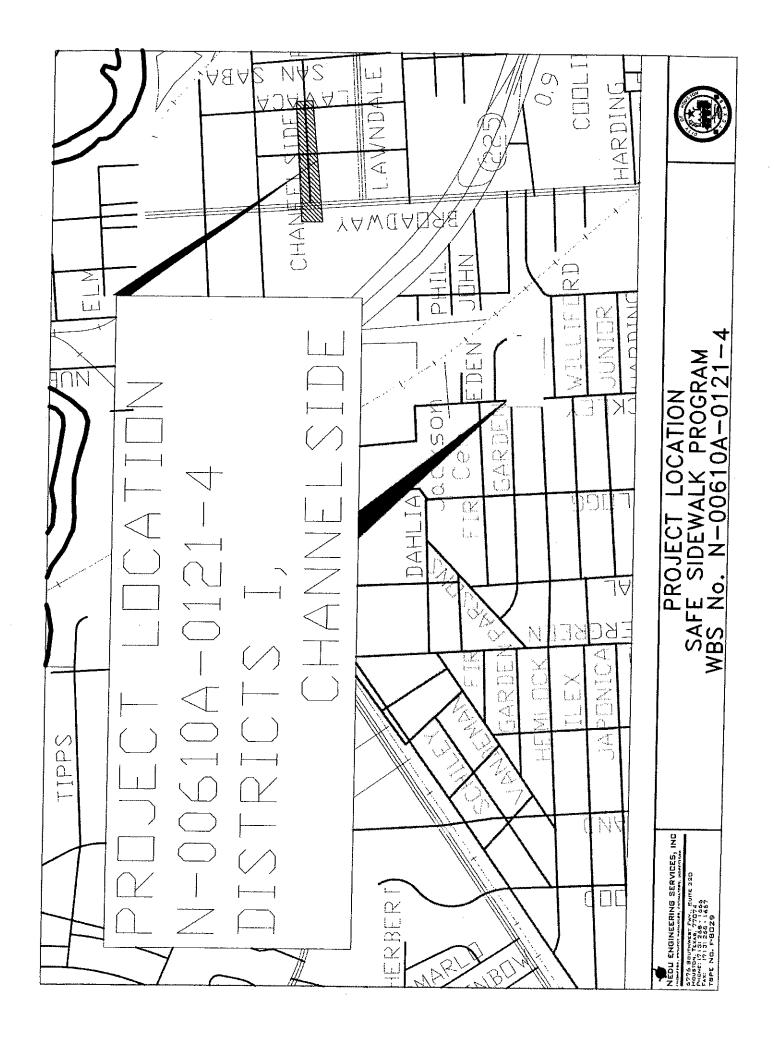
Total (original) appropriation of \$1,606,700.00 from Fund 4040A - METRO Construction - Other.

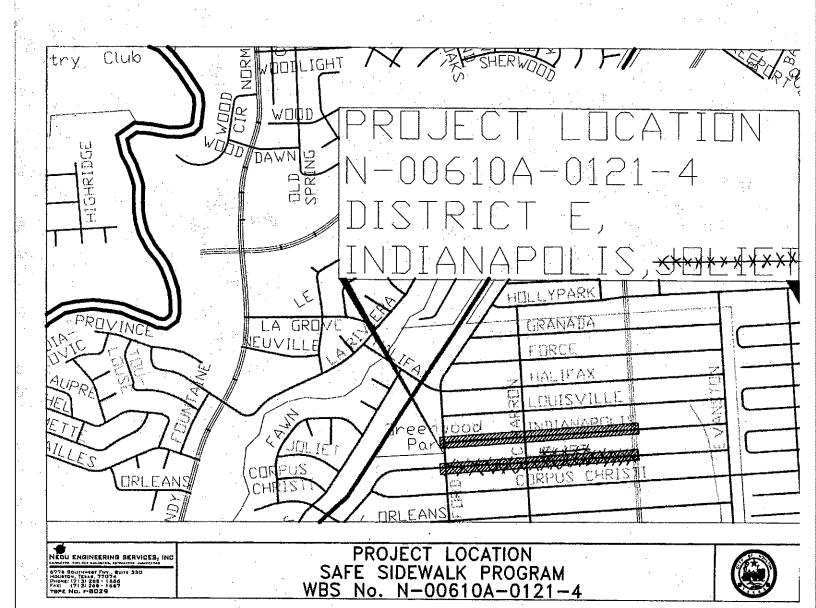
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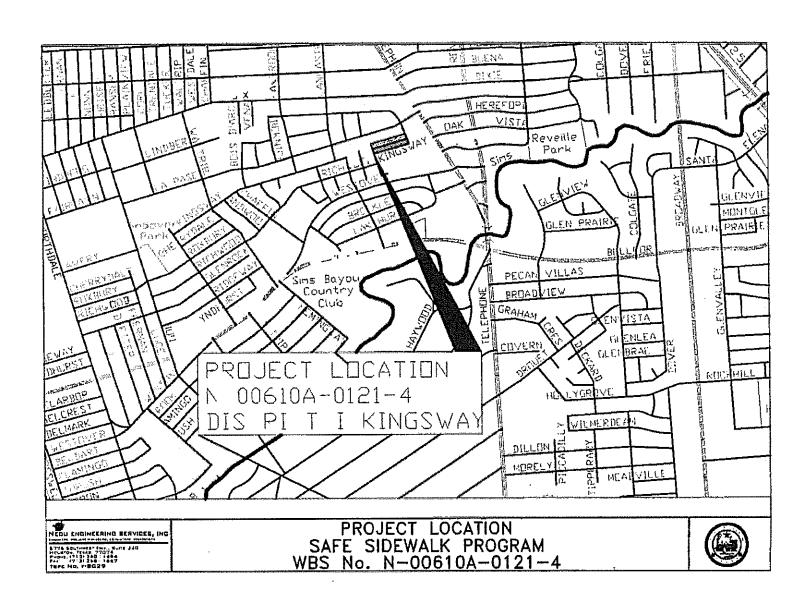
Joseph T. Myers, P.E. Acting Deputy Director, Capital Projects Phone: (832) 395-2355

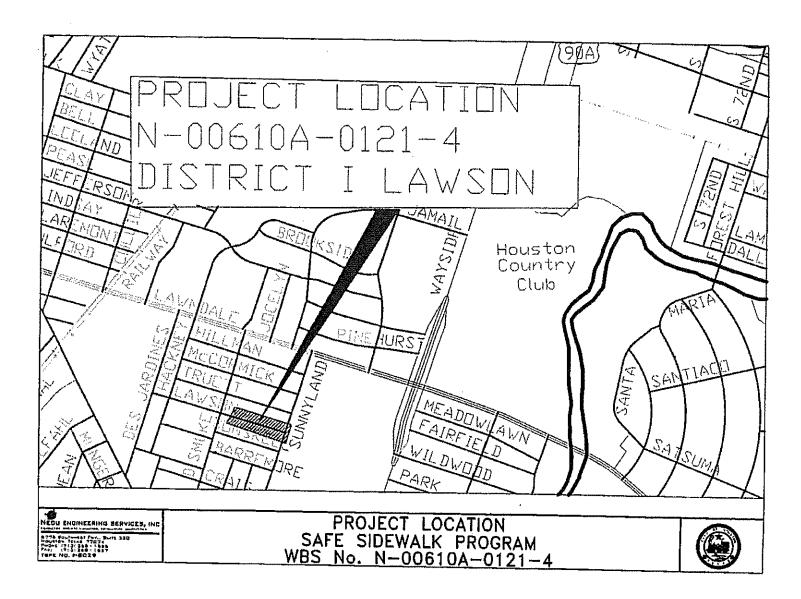
ATTACHMENTS:

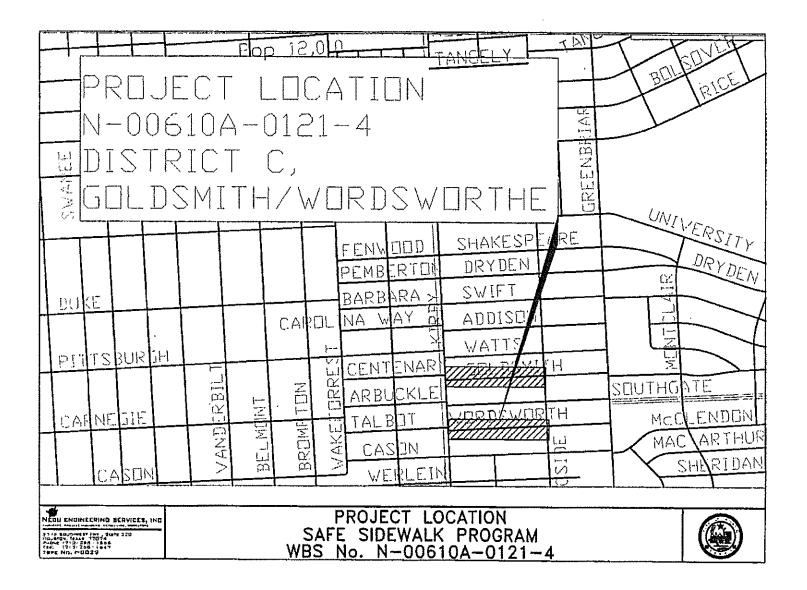
DescriptionTypeMapsBackup MaterialOBOBackup MaterialChange OrdersBackup MaterialRCA and OrdinanceBackup MaterialDoc. 455Backup MaterialTax ReportBackup Material

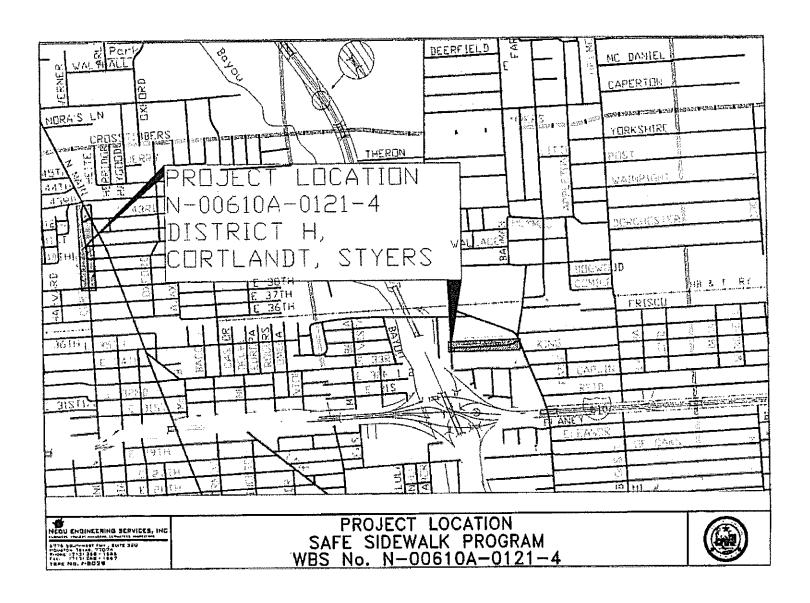














Meeting Date: 5/1/2018
District A, District B, District C, District D, District E, District F, District G, District H, District I, District J, District K
Item Creation Date: 3/23/2018

20WWO730 Accept Work/CleanServe, Inc.

Agenda Item#: 6.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$738,637.63 and acceptance of work on contract with **CLEANSERVE**, **INC** for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation - 2.00% over the original contract amount and under the 5% contingency amount (4277-74)

Background:

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$738,637.63, which is 2.00% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to CleanServe, Inc. with an original contract amount of \$724,150.20. The Notice to Proceed date was 06/06/2013 and the project had 365 calendar days for completion.

LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

CONTRACT COMPLETION AND COST: The contractor, CleanServe, Inc., has completed the work under the contract. The contract was completed within the contract time with an additional 240 days approved by Change Order No. 1 and No. 2. The final cost of the project is \$738,637.63, an increase of \$14,487.43 or 2.00% over the original contract amount. More cleaning and television inspection of sewers were needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.

MWDBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS# R-000266-0197-4. File No. 4277-74

Prior Council Action:

Ordinance No. 2012-758, dated 08/29/2012

Amount of Funding:

No additional funding required.

Original appropriation of \$765,358.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:

Shannon Dunne Senior Assistant Director Phone: (832) 395-4989

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet

Meeting Date:
District A, District B, District C, District D, District E, District F, District G, District H, District I, District K

Item Creation Date: 3/23/2018

20WWO730 Accept Work/CleanServe, Inc.

Agenda Item#:

Background:

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$738,637.63, which is 2.00% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to CleanServe, Inc. with an original contract amount of \$724,150.20. The Notice to Proceed date was 06/06/2013 and the project had 365 calendar days for completion.

LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

<u>CONTRACT COMPLETION AND COST</u>: The contractor, CleanServe, Inc., has completed the work under the contract. The contract was completed within the contract time with an additional 240 days approved by Change Order No. 1 and No. 2. The final cost of the project is \$738,637.63, an increase of \$14,487.43 or 2.00% over the original contract amount. More cleaning and television inspection of sewers were needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.

MWDBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS# R-000266-0197-4. File No. 4277-74

Prior Council Action:

Ordinance No. 2012-758, dated 08/29/2012

Amount of Funding:

No additional funding required.

Original appropriation of \$765,358.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:

Ch----- D.....

Snannon Dunne Senior Assistant Director Phone: (832) 395-4989

ATTACHMENTS:

Type Description Backup Material Caption Backup Material Council District Map Council District List Backup Material Contract Wage Rate and MWBE Compliance Backup Material Performance Evaluation Backup Material Backup Material Prior Council Action Backup Material Tax Report Affidavit of Ownership Backup Material Change Orders Backup Material



Meeting Date: 5/1/2018
District A, District B, District C, District D, District E, District F, District G, District H, District I, District J, District K
Item Creation Date: 3/6/2018

20WWO732 Accept Work/CleanServe, Inc.

Agenda Item#: 7.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$647,511.84 and acceptance of work on contract with **CLEANSERVE**, **INC** for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation - 1.84% over the original contract amount and under the 5% contingency amount (4277-79)

Background:

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$647,511.84, which is 1.84% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to CleanServe, Inc. with an original contract amount of \$635,839.20. The Notice to Proceed date was 11/16/2015 and the project had 365 calendar days for completion.

LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

CONTRACT COMPLETION AND COST: The contractor, CleanServe, Inc., has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$647,511.84, an increase of \$11,672.64 or 1.84% over the original contract amount. More cleaning and television inspection of sewers were needed than anticipated.

MWDBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS# R-000266-0212-4. File No. 4277-79

Prior Council Action:

Ordinance No. 2013-682, dated 07/31/2013

Amount of Funding:

No additional funding required.

Original appropriation of \$667,631.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:

Shannon Dunne Senior Assistant Director Phone: (832) 395-4989

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet

1



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District A, District B, District C, District D, District E, District F, District G, District H, District I, District K

Item Creation Date: 3/6/2018

20WWO732 Accept Work/CleanServe, Inc.

Agenda Item#:

Background:

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$647,511.84, which is 1.84% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City.

<u>DESCRIPTION/SCOPE</u>: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to CleanServe, Inc. with an original contract amount of \$635,839.20. The Notice to Proceed date was 11/16/2015 and the project had 365 calendar days for completion.

LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, E, F, G, H, I, J and K.

<u>CONTRACT COMPLETION AND COST</u>: The contractor, CleanServe, Inc., has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$647,511.84, an increase of \$11,672.64 or 1.84% over the original contract amount. More cleaning and television inspection of sewers were needed than anticipated.

MWDBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Carel Ellinger Haddock, P.E., Director

Houston Public Works

WBS# R-000266-0212-4. File No. 4277-79

Prior Council Action:

Ordinance No. 2013-682, dated 07/31/2013

Amount of Funding:

No additional funding required.

Original appropriation of \$667,631.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:

Shannon Dunne Senior Assistant Director Phone: (832) 395-4989

ATTACHMENTS:

Description	Type
Caption	Backup Material
Council District Map	Backup Material
Council District List	Backup Material
Contract Wage Rate and MWBE Compliance	Backup Material
Performance Evaluation	Backup Material
Prior Council Action	Backup Material
Affidavit of Ownership	Backup Material



Meeting Date: 5/1/2018 District K Item Creation Date: 4/3/2018

20HNP11 Accept Work/Huff & Mitchell, Inc.,

Agenda Item#: 8.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$9,296,302.36 and acceptance of work on contract with **HUFF & MITCHELL**, **INC** for Sims Bayou Widening Wastewater Utility Relocations - 0.89% under the contract amount - **DISTRICT K** - **VACANT**

Background:

SUBJECT: Accept Work for Sims Bayou Widening Wastewater Utility Relocations

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$9,296,302.36 or 0.89% under the revised Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the utility conflict resolution related to Harris County Flood Control District's Sims Bayou Widening and Improvements Project, and facilitated relocation, rehabilitation and construction of sanitary sewer lines.

<u>DESCRIPTION/SCOPE</u>: This project consisted of the construction of approximately 6,860 linear feet of 8-inch, 12-inch, 24-inch, 36-inch, 42-inch and 48-inch gravity sewer flow diversions to the WCID#51 Lift Station. The project also consisted of the abandonment and rehabilitation of associated sewer lines. Klotz Associates, Inc. designed the project with 365 calendar days allowed for construction. The project was awarded to Huff & Mitchell, Inc. with an original Contract Amount of \$8,754,156.00 and an additional appropriation of \$625,853.83 for revised total Contract Amount of \$9,380,009.83.

LOCATION: The project area is generally bound by Simsbrook Drive on the north, Tiffany Drive on the south, Buxley Street on the east and Altair Way on the west. The project is located in Key Map Grids 571Q & 571R.

CONTRACT COMPLETION AND COST: The Contractor, Huff & Mitchell, Inc., has completed the work under the subject Contract. The work was completed within the original Contract time with an additional 358 days approved by Change Order No. 1 and 2. The final cost of the project including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1 and 2 is \$9,296,302.36, a decrease of \$83,707.47 or 0.89% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

<u>M/SBE PARTICIPATION</u>: The advertised M/SBE goal established for this project was 18%. The M/SBE plan established for this project was 18%. According to Office of Business Opportunity, the participation was 19.95%. Contractor's M/SBE performance evaluation was rated Outstanding.

Carol Ellinger Haddock, P.E.

Carol Ellinger Haddock, P.E. Director
Houston Public Works

WBS No. R-000521-0054-4

Prior Council Action:

Ordinance# 2013-0272 dated: 03-27-2013 Ordinance# 2018-0120 dated: 02/28/2018 Motion# 2018-0101 dated: 02/28/2018

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$10,204,500.00: \$4,804,500.00 from Water and Sewer System Consolidated Construction Fund No. 8500 and \$5,400,000.00 from Water and Sewer Contributed Capital Fund No. 8319; subsequent additional appropriation of \$201,289.68 from Fund No. 8500 – Water and Sewer System Consolidated Construction.

Contact Information:

Joseph T. Myers, P.E. Senior Assistant Director Capital Projects

Phone: (832) 395-2355

ATTACHMENTS:

Description

Signed Coversheet Maps

Type

Signed Cover sheet Backup Material



Meeting Date:
District K
Item Creation Date: 4/3/2018

20HNP11 Accept Work/Huff & Mitchell, Inc.

Agenda Item#:

Background:

SUBJECT: Accept Work for Sims Bayou Widening Wastewater Utility Relocations

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$9,296,302.36 or 0.89% under the revised Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the utility conflict resolution related to Harris County Flood Control District's Sims Bayou Widening and Improvements Project, and facilitated relocation, rehabilitation and construction of sanitary sewer lines

DESCRIPTION/SCOPE: This project consisted of the construction of approximately 6,860 linear feet of 8-inch, 12-inch, 24-inch, 36-inch, 42-inch and 48-inch gravity sewer flow diversions to the WCID#51 Lift Station. The project also consisted of the abandonment and rehabilitation of associated sewer lines. Klotz Associates, Inc. designed the project with 365 calendar days allowed for construction. The project was awarded to Huff & Mitchell, Inc. with an original Contract Amount of \$8,754,156.00 and an additional appropriation of \$625,853.83 for revised total Contract Amount of \$9,380,009.83.

LOCATION: The project area is generally bound by Simsbrook Drive on the north, Tiffany Drive on the south, Buxley Street on the east and Altair Way on the west. The project is located in Key Map Grids 571Q & 571R.

CONTRACT COMPLETION AND COST: The Contractor, Huff & Mitchell, Inc., has completed the work under the subject Contract. The work was completed within the original Contract time with an additional 358 days approved by Change Order No. 1 and 2. The final cost of the project including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1 and 2 is \$9,296,302.36, a decrease of \$83,707.47 or 0.89% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

M/SBE PARTICIPATION: The advertised M/SBE goal established for this project was 18%. The M/SBE plan established for this project was 18%. According to Office of Business Opportunity, the participation was 19.95%. Contractor's M/SBE performance evaluation was rated Outstanding.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. R-000521-0054-4

Prior Council Action:

Ordinance# 2013-0272 dated: 03-27-2013 Ordinance# 2018-0120 dated: 02/28/2018 Motion# 2018-0101 dated: 02/28/2018

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$10,204,500.00: \$4,804,500.00 from Water and Sewer System Consolidated Construction Fund No. 8500 and \$5,400,000.00 from Water and Sewer Contributed Capital Fund No. 8319; subsequent additional appropriation of \$201,289.68 from Fund No. 8500 – Water and Sewer System Consolidated Construction.

Contact Information: Joseph T. Myers, P.E. Senior Assistant Director Capital Projects Phone: (832) 395-2355

ATTACHMENTS:

Туре Description Backup Material Maps Backup Material Affidavit of Ownership Backup Material Tax Report Change Orders 1-2 Backup Material OBO Evaluation and MWSBE Backup Material Backup Material Prior Council Action



Meeting Date: 5/1/2018
District E
Item Creation Date: 1/8/2018

20VNP09 Accept Work / BRH-Garver Construction L.P.

Agenda Item#: 9.

Summary:

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$8,236,649.04 and acceptance of work on contract with **BRH-GARVER CONSTRUCTION**, **L.P.** for 84-Inch Water Line Interconnection at East Water Purification Plant - 1.25% under the original contract amount - **DISTRICT E - MARTIN**

Background:

SUBJECT: Accept Work for 84-inch Water Line Interconnection at East Water Purification Plant (EWPP).

RECOMMENDATION: Pass a motion to approve the final Contract Amount of \$8,236,649.04 or 1.25% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City's Surface Water Transmission Program. This program is required to improve existing water distribution systems and to meet the Harris-Galveston Coastal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater.

<u>DESCRIPTION/SCOPE:</u> The project consisted of the construction of an 84-Inch Interconnection raw water line from the existing 84-Inch header at Coastal Water Authority Building at Plant 3 to approximately 50 feet north of Low Lift Pump Station Number 2 at Plants 1 and 2. Lockwood, Andrews, and Newnam, Inc. designed the project with 390 calendar days allowed for construction. The project was awarded to BRH-Garver Construction, L.P., with an original Contract Amount of \$8,341,060.50.

LOCATION: East Water Purification Plant, 2300 Federal Road, City of Galena Park. The project is located in Key Map Grids 496-U & 496-Y.

CONTRACT COMPLETION AND COST: The Contractor, BRH-Garver Construction, L.P., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 242 days approved by Change Order Nos. 2 and 3. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1 and 2 is \$8,236,649.04, a decrease of \$104,411.46 or 1.25% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 7.00%. The M/WBE plan established for this project was 7.08%. According to the Office of Business Opportunity, the participation was 10.89%. The Contractor's M/WBE performance evaluation was rated Outstanding.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works

WBS No. S-000902-0132-4

Prior Council Action:

Ordinance 2015-0307, Dated 04-08-2015

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$9,818,600.00 from Fund 8500 – Water and Sewer System Consolidated Construction Fund.

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director 832-395-2387

ATTACHMENTS:

Description

Signed Coversheet Maps

Type

Signed Cover sheet Backup Material



Meeting Date: District E Item Creation Date: 1/8/2018

20VNP09 Accept Work / BRH-Garver Construction L.P.

Agenda Item#:

Background:

SUBJECT: Accept Work for 84-inch Water Line Interconnection at East Water Purification Plant (EWPP).

RECOMMENDATION: Pass a motion to approve the final Contract Amount of \$8,236,649.04 or 1.25% under the original Contract Amount, accept the Work and authorize final payment.

<u>PROJECT NOTICE/JUSTIFICATION:</u> This project was part of the City's Surface Water Transmission Program. This program is required to improve existing water distribution systems and to meet the Harris-Galveston Coastal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater.

DESCRIPTION/SCOPE: The project consisted of the construction of an 84-Inch Interconnection raw water line from the existing 84-Inch header at Coastal Water Authority Building at Plant 3 to approximately 50 feet north of Low Lift Pump Station Number 2 at Plants 1 and 2. Lockwood, Andrews, and Newnam, Inc. designed the project with 390 calendar days allowed for construction. The project was awarded to BRH-Garver Construction, L.P., with an original Contract Amount of \$8,341,060.50.

<u>LOCATION:</u> East Water Purification Plant, 2300 Federal Road, City of Galena Park. The project is located in Key Map Grids 496-U & 496-Y.

CONTRACT COMPLETION AND COST: The Contractor, BRH-Garver Construction, L.P., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 242 days approved by Change Order Nos. 2 and 3. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos. 1 and 2 is \$8,236,649.04, a decrease of \$104,411.46 or 1.25% under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

M/WSBE PARTICIPATION: The advertised M/WBE contract goal for this project was 7.00%. The M/WBE plan established for this project was 7.08%. According to the Office of Business Opportunity, the participation was 10.89%. The Contractor's M/WBE performance evaluation was rated Outstanding.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. S-000902-0132-4

Prior Council Action:

Ordinance 2015-0307, Dated 04-08-2015

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$9,818,600.00 from Fund 8500 - Water and Sewer System Consolidated Construction Fund.

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director 832-395-2387

ATTACHMENTS:

Description
Maps
Tax Report
Affidavit of Ownership (455)
Prior Council Action
Change Orders

Type

Backup Material Backup Material Backup Material Backup Material Backup Material



Map Document: (L.1120062)130-10027-000\ProdiGIS\Projects\EWPP Interconnect Atternative A(8-11-11).mxd)

Phase 1: Direct Connection to Plant 1 & 2

City 60-inch Raw Water Line

CWA "C" Raw Water Line

Phase 2: 84-inch Raw Water Line

Phase 1: Pressure Reducing Control Station

Phase 1: 60-inch Raw Water Line

Proposed Raw Water Interconnection at East Water Purification Plant

Piping Phased Alternative



Meeting Date: 5/1/2018
District D, District I
Item Creation Date: 8/31/2017

DR4332 GSD 021 - AECOM Technical Services, Inc. - MOTION

Agenda Item#: 10.

Summary:

AECOM TECHNICAL SERVICES, INC for approval of payment to address Emergency Disaster Recovery Activities as a result of Hurricane Harvey for Pumps Repair and Water Restoration Services at City of Houston Facilities for the General Services Department - \$306,837.76 Maintenance Renewal and Replacement Fund

Background:

SPD-MLK-08302017-007 - Approve payment to AECOM Technical Services, Inc. to address emergency disaster recovery activities due to Hurricane Harvey for pumps repair and water restoration services at City of Houston facilities in an amount not to exceed \$306,837.76 for the General Services Department.

Specific Explanation:

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve payment to **AECOM Technical Services**, **Inc.** for pumps repair and water restoration services at City Hall, City Hall Annex, and the Central Health Lab located at 1115 S. Braeswood Drive, in an amount not to exceed \$306,837.76 to address emergency disaster recovery activities due to Hurricane Harvey.

It was imperative that these City facilities be restored to avoid causing a health and public safety hazard. The EPO covers provisions for eliminating storm water, and repair damaged pumps after plumbing equipment was damaged by flood waters. Services included mobilization and demobilization of equipment, dewatering of the building, and removal and replacement of damaged pumps. AECOM Technical Services, Inc., was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. AECOM Technical Services, Inc. completed work on September 1, 2017

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Jerry Adams, Chief Procurement Officer	Department Approval Authority
Finance/Strategic Procurement Division	

Amount of Funding:

\$306,837.76

Maintenance Renewal and Replacement Fund Fund 2105

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Maurie Spooner, Admin Specialist	FIN/SPD	(832) 393-9153
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

ATTACHMENTS:

Description Type

DR4332 GSD 021 - AECOM Technical Services, Signed Cover sheet Inc.



Meeting Date: 5/1/2018 District D, District I Item Creation Date: 8/31/2017

DR4332 GSD 021 - AECOM Technical Services, Inc. - MOTION

Agenda Item#: 19.

Summary:

Background:

SPD-MLK-08302017-007 - Approve payment to AECOM Technical Services, Inc. to address emergency disaster recovery activities due to Hurricane Harvey for pumps repair and water restoration services at City of Houston facilities in an amount not to exceed \$306,837.76 for the General Services Department.

Specific Explanation:

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve payment to **AECOM Technical Services**, Inc. for pumps repair and water restoration services at City Hall, City Hall Annex, and the Central Health Lab located at 1115 S. Braeswood Drive, in an amount not to exceed \$306,837.76 to address emergency disaster recovery activities due to Hurricane Harvey.

It was imperative that these City facilities be restored to avoid causing a health and public safety hazard. The EPO covers provisions for eliminating storm water, and repair damaged pumps after plumbing equipment was damaged by flood waters. Services included mobilization and demobilization of equipment, dewatering of the building, and removal and replacement of damaged pumps. AECOM Technical Services, Inc., was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. AECOM Technical Services, Inc. completed work on September 1, 2017.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division **Department Approval Authority**

Amount of Funding:

\$306,837,76

Maintenance Renewal and Replacement Fund

Fund 2105

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Maurie Spooner, Admin Specialist	FIN/SPD	(832) 393-9153
Jacquelyn Nisby, Executive Staff Analyst	GSD	(832) 393-8023

ATTACHMENTS:

Description	Type
Invoice # 1 Braeswood	Backup Material
Invoice #2 Bagby	Backup Material
<u>Justification</u>	Backup Material
EPO Addendum	Backup Material
Invoice Backup	Backup Material
Affidavit of Ownership	Backup Material
Tax Report	Backup Material
Certificate of Insurance	Backup Material
Form A Fair Campaign	Backup Material
<u>Drug Policy</u>	Backup Material
Purchase Requisition	Backup Material



Meeting Date: 5/1/2018 District A, District J Item Creation Date:

DR4332 PWE 003 - AECOM Technical Services, Inc. - MOTION

Agenda Item#: 11.

Summary:

AECOM TECHNICAL SERVICES, INC for approval of payment to address Emergency Disaster Recovery Activities due to Hurricane Harvey for Flood Damage Repair Services at multiple City of Houston Facilities for Houston Public Works - \$3,556,663.80 – Disaster Recovery Fund - CUS Fund

Background:

SPD-RDM-09152017-003 - Approve payment to AECOM Technical Services, Inc. to address emergency disaster recovery activities due to Hurricane Harvey for flood damage repair services at multiple City of Houston facilities in an amount not to exceed \$3,556,663.80 for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve payment to **AECOM Technical Services**, **Inc.** for flood damage repair services at various City facilities, including the Houston Public Works' Northeast and East Water Purification Plants, the Water Works and Engineering facilities at 105 Sabine and 7000 Ardmore and several Waste Water Operation facilities (along with hundreds of other Houston Water and City of Houston facilities, satellite sites and structures) in an amount not to exceed \$3,556,663.80 to address emergency disaster recovery activities due to Hurricane Harvey.

It was imperative that these flood damaged City facilities be repaired to avoid further damage and causing a health and public safety hazard. The EPO covers provisions for flood damage repairs. This included sinkhole repairs at 12000 South Gessner Rd. and 8500 Wilcrest Dr., and a bypass system to redirect water flow at W. Sam Houston Parkway N. and I-10 W due to sanitary sewer overflow caused by Hurricane Harvey. AECOM Technical Services, Inc. was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. AECOM Technical Services, Inc. completed work on November 24, 2017.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which

requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Amount of Funding:

\$3,556,663.80

Disaster Recovery Fund – CUS Fund Fund 8386

Contact Information:

NAME:	DEPARTMENT/ DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8708
Jedediah Greenfield, Deputy Assistant Director	FIN/SPD	(832) 395-3218
John Petrie, Assistant Director	PWE	(832)-395-3754

ATTACHMENTS:

Description Type

DR4332 PWE 003 - AECOM Technical Services, Signed Cover sheet Inc.



Meeting Date: 5/1/2018 District A, District J Item Creation Date:

DR4332 PWE 003 - AECOM Technical Services, Inc. - MOTION

Agenda Item#: 11.

Summary:

NOT A REAL CAPTION

AECOM TECHNICAL SERVICES, INC. to address emergency disaster recovery activities due to Hurricane Harvey for flood damage repair services at multiple City of Houston facilities for Houston Public Works.- \$3,556,663.80 - Disaster Recovery Fund -- CUS Fund

Background:

SPD-RDM-09152017-003 - Approve payment to AECOM Technical Services, Inc. to address emergency disaster recovery activities due to Hurricane Harvey for flood damage repair services at multiple City of Houston facilities in an amount not to exceed \$3,556,663.80 for Houston Public Works.

Specific Explanation:

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve payment to **AECOM Technical Services**, Inc. for flood damage repair services at various City facilities, including the Houston Public Works' Northeast and East Water Purification Plants, the Water Works and Engineering facilities at 105 Sabine and 7000 Ardmore and several Waste Water Operation facilities (along with hundreds of other Houston Water and City of Houston facilities, satellite sites and structures) in an amount not to exceed \$3,556,663.80 to address emergency disaster recovery activities due to Hurricane Harvey.

It was imperative that these flood damaged City facilities be repaired to avoid further damage and causing a health and public safety hazard. The EPO covers provisions for flood damage repairs. This included sinkhole repairs at 12000 South Gessner Rd. and 8500 Wilcrest Dr., and a bypass system to redirect water flow at W. Sam Houston Parkway N. and I-10 W due to sanitary sewer overflow caused by Hurricane Harvey. AECOM Technical Services, Inc. was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. AECOM Technical Services, Inc. completed work on November 24, 2017.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergancy Management Agency ("FEMA") and other eligible sources for such expenditures.

Serry Adams, Chief Procurement Officer Finance/Strategic Procurement Division **Department Approval Authority**

Amount of Funding:

\$3,556,663.80

Disaster Recovery Fund – CUS Fund Fund 8386

Contact Information:

NAME:	DEPARTMENT/	PHONE
	DIVISION	
Martin King, Division Manager	FIN/SPD	(832) 393-8708
Jedediah Greenfield, Deputy Assistant Director	FIN/SPD	(832) 395-3218
John Petrie, Assistant Director	PWE	(832)- 395-3754

ATTACHMENTS:

Description	Туре
EPO Justifications	Backup Material
Drug Policy	Backup Material
Certificate of Insurance	Backup Material
Form A Fair Campaign	Backup Material
EPO Addendum	Backup Material
Affidavit of Ownership	Backup Material
tax report	Backup Material
Invoices	Backup Material
Purchase Req-funding	Financial Information
Grant Funding Verification - CN	Backup Material



Meeting Date: 5/1/2018 District H Item Creation Date: 9/1/2017

DR4332 GSD 014 - Aggreko, LLC - MOTION

Agenda Item#: 12.

Summary:

AGGREKO, LLC for approval of payment to address Emergency Disaster Recovery Activities due to Hurricane Harvey for Portable Generator Rental for the City of Houston General Services Department -\$11,892.50 - Maintenance Renewal and Replacement Fund

Background:

SPD-MLK-08252017-002 Approve payment to Aggreko, LLC to address emergency disaster recovery activities due to Hurricane Harvey for portable generator rental in an amount not to exceed \$11.892.50 for the City of Houston General Services Department.

Specific Explanation:

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve payment to Aggreko, LLC for the rental of portable generators to restore electrical power at the Houston Recovery and Sobering Center (150 N. Chenevert Street) in an amount not to exceed \$11,892.50 to address emergency disaster recovery activities due to Hurricane Harvey. It was imperative that electrical power be restored to ensure the safety of both City of Houston employees as well as individuals occupying the facilities.

The EPO covers provisions for restoring electrical power. Services included mobilization, rental and monitoring of portable generators needed for electrical outage caused by the Hurricane Harvey event. Aggreko, LLC. was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. Aggreko, LLC completed work on September 3, 2017.

During FY2018, the Strategic Procurement Division previously issued purchases orders to Aggreko, LLC totaling \$71,414.48. With the issuance of this \$11,892.50 purchase order, the aggregate total will be \$83,306.98 and; therefore, requires City Council approval.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston" First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Laura Adama Chiaf Durannan A Officer

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Amount of Funding:

\$11,892.50

Maintenance Renewal and Replacement Fund

Fund No.: 2105

Contact Information:

Martin King, SPD / **Phone:** 832.393.8705 Maurie Spooner, SPD / **Phone:** 832.393.9153

Jacquelyn Nisby, Executive Staff Analyst, GSD / Phone: (832) 393-8023

ATTACHMENTS:

Description Type

DR4332 GSD 014 - Aggreko, LLC Signed Cover sheet



Meeting Date: 5/1/2018 District H Item Creation Date: 9/1/2017

DR4332 GSD 014 - Aggreko, LLC - MOTION

Agenda Item#: 13.

Background:

SPD-MLK-08252017-002 Approve payment to Aggreko, LLC to address emergency disaster recovery activities due to Hurricane Harvey for portable generator rental in an amount not to exceed \$11,892.50 for the City of Houston General Services Department.

Specific Explanation:

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve payment to **Aggreko**, **LLC** for the rental of portable generators to restore electrical power at the Houston Recovery and Sobering Center (150 N. Chenevert Street) in an amount not to exceed \$11,892.50 to address emergency disaster recovery activities due to Hurricane Harvey. It was imperative that electrical power be restored to ensure the safety of both City of Houston employees as well as individuals occupying the facilities.

The EPO covers provisions for restoring electrical power. Services included mobilization, rental and monitoring of portable generators needed for electrical outage caused by the Hurricane Harvey event. Aggreko, LLC. was selected for best quality of service as the firm could provide immediate mobilization of licensed and qualified professionals to coordinate with City personnel to restore the City facilities as soon as possible. Aggreko, LLC completed work on September 3, 2017.

During FY2018, the Strategic Procurement Division previously issued purchases orders to Aggreko, LLC totaling \$71,414.48. With the issuance of this \$11,892.50 purchase order, the aggregate total will be \$83,306.98 and; therefore, requires City Council approval.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMAX") and other eligible sources for such expenditures.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Amount of Funding:

\$11,892.50

Maintenance Renewal and Replacement Fund

Fund No.: 2105

Contact Information:

Martin King, SPD / **Phone:** 832.393.8705 Maurie Spooner, SPD / **Phone:** 832.393.9153

Jacquelyn Nisby, Executive Staff Analyst, GSD / Phone: (832) 393-8023

ATTACHMENTS:

Description Туре <u>Justification</u> Backup Material Certificate of Liability Insurance Backup Material **Drug Policy** Backup Material Affidavit of Ownership Backup Material Form A - Fair Campaign Backup Material Purchase Req Financial Information <u>Invoice</u> Backup Material EPO Addendum Backup Material



Meeting Date: 5/1/2018
ALL
Item Creation Date:

DR4332 FIN 001 - Aztec Shaffer, LLC - MOTION

Agenda Item#: 13.

Summary:

AZTEC/SHAFFER, **LLC** for approval of payment to address Emergency Disaster Recovery Activities because of Hurricane Harvey for Tent Rental Services for the Mayor's Office for Homeless Initiatives - \$59,649.99 - TIRZ Affordable Housing Fund

Background:

SPD-NJA-09152017-004 - Approve payment to Aztec/Shaffer, LLC to address emergency disaster recovery activities because of Hurricane Harvey for tent rental services in an amount not to exceed \$59,649.99 for the Mayor's Office for Homeless Initiatives.

Specific Explanation:

The Director of the Mayor's Office of Homeless Initiatives and Chief Procurement Officer recommend that City Council approve payment to **Aztec/Shaffer**, **LLC** for tent rental services in an amount not to exceed **\$59,649.99** to address emergency disaster recovery activities because of Hurricane Harvey.

On August 27, 2017, the Mayor's Office of Homeless Initiatives had to respond to unprecedented and historical flooding because of Hurricane Harvey that displaced over 1,000 families and individuals from their damaged homes. As a result, an emergency shelter was established at 9424 Fannin in conjunction with the Red Cross. Assets were secured to mitigate the spread of communicable diseases and provide the necessary space needed for medical, housing, and nutritional services. Serious public health and safety concerns would endure if these evacuees could not obtain shelter assistance.

Aztec/Shaffer worked to assemble tents/canopies with required lighting and portable air conditioning units, that were used for overflow sleeping quarters for evacuees, a feeding/mess hall, an animal/pet shelter, medical services and worksites for housing recovery services. Furthermore, canopies protected restrooms and showers from the elements. Aztec/Shaffer completed services on October 25, 2017.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First

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The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Lower Adams Chief Ducaumont Officer Department Approval Authority

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Amount of Funding:

\$59,649.99

TIRZ Affordable Housing Fund Fund 2409

Contact Information:

NAME: DEPARTMENT/DIVISION PHONE

Martin King, Division Manager FIN/SPD (832)393-8705 Marc Eichenbaum, Deputy Special Assistant MYR (832)393-0959

ATTACHMENTS:

Description Type

RCA#4332 FIN 001 - Aztec Shaffer, LLC Signed Cover sheet



Meeting Date: 4/24/2018 ALL Item Creation Date:

DR4332 FIN 001 - Aztec Shaffer, LLC - MOTION

Agenda Item#: 5.

Summary:

Background:

SPD-NJA-09152017-004 - Approve payment to Aztec/Shaffer, LLC to address emergency disaster recovery activities because of Hurricane Harvey for tent rental services in an amount not to exceed \$59,649.99 for the Mayor's Office for Homeless Initiatives.

Specific Explanation:

The Director of the Mayor's Office of Homeless Initiatives and Chief Procurement Officer recommend that City Council approve payment to Aztec/Shaffer, LLC for tent rental services in an amount not to exceed \$59,649.99 to address emergency disaster recovery activities because of Hurricane Harvey.

On August 27, 2017, the Mayor's Office of Homeless Initiatives had to respond to unprecedented and historical flooding because of Hurricane Harvey that displaced over 1,000 families and individuals from their damaged homes. As a result, an emergency shelter was established at 9424 Fannin in conjunction with the Red Cross. Assets were secured to mitigate the spread of communicable diseases and provide the necessary space needed for medical, housing, and nutritional services. Serious public health and safety concerns would endure if these evacuees could not obtain shelter assistance.

Aztec/Shaffer worked to assemble tents/canopies with required lighting and portable air conditioning units, that were used for overflow sleeping quarters for evacuees, a feeding/mess hall, an animal/pet shelter, medical services and worksites for housing recovery services. Furthermore, canopies protected restrooms and showers from the elements. Aztec/Shaffer completed services on October 25, 2017.

This recommendation was made pursuant to Chapter 252, Section 252.022 (a) (2) "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" of the Texas Local Government Code for exempted procurements.

M/WBE Participation:

OBO approves the waiver of an M/WBE goal on this procurement because, as per Chapter 15 of the Code of Ordinance, a waiver is appropriate when a public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Disaster Recovery Note:

This item is related to the impact of Hurricane Harvey DR4332 and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division **Department Approval Authority**

Amount of Funding:

\$59,649.99

TIRZ Affordable Housing Fund Fund 2409

Contact Information:

NAME: DEPARTMENT/DIVISION PHONE
Martin King, Division Manager FIN/SPD (832)393-8705
Marc Eichenbaum, Deputy Special Assistant MYR (832)393-0959

ATTACHMENTS:

Description Type Vendor Invoice Backup Material Certificate of Insurance Backup Material **COH Drug Policy** Backup Material Fair Campaign Ordinance Backup Material **EPO Justification** Backup Material **EPO Addendum Backup Material** Affidavit of Ownership **Backup Material** Clear Tax Report Backup Material Funding Purchase Requisition Financial Information



Meeting Date: 5/1/2018 ALL

Item Creation Date: 3/30/2018

H26581- Information Staff Augmentation Services - MOTION

Agenda Item#: 14.

Summary:

APEX SYSTEMS, LLC for approval of spending authority in an amount not to exceed \$135,720.00 for Purchase of Information Technology Staff Augmentation Services through the Texas Department of Information Resource's for the Houston Health Department - Essential Public Health Services Fund

Background:

S17-H26581 - Approve spending authority in an amount not to exceed \$135,720.00 for the purchase of Information Technology Staff Augmentation Services through the Texas Department of Information Resources (DIR) Go- Direct Vendor Apex Systems, LLC for the Houston Health Department (HHD).

Specific Explanation

The Director of Houston Health Department and the Chief Procurement Officer recommend that City Council approve spending authority in an amount not to exceed \$135,720.00 for the purchase of Information Technology Staff Augmentation services through the Texas Department of Information Resources (DIR) and that authorization be given to issue purchase orders, as necessary, to the DIR Go-Direct vendor **Apex Systems**, **LLC** for the Houston Health Department.

The requested Information Technology Staff Augmentation services from Apex Systems are needed to support the ClientTrack case management information system, which is utilized by several programs under the 1115 Wavier project as well as other areas in the Houston Health Department. The services will include the gathering of business requirements and specifications for the development of new reports as required by the 1115 Waiver project as well as for the implementation of new programs to utilize the system. Other areas of support will include the development and implementation of software configuration changes to support the workflow of end users.

The continued funding under the 1115 Wavier project is dependent upon the accurate documentation of client data and services in the CllentTrack case management system that tracks client progress in the programs, send referrals to other programs, and develop reports to conduct analysis on program outcomes, milestones, and metrics under the 1115 waiver project. The services provided under this procurement request will help in supporting this effort in a successful manner.

M/WBE Participation:

M/WBE Zero Percentage Goal document approved by the Office of Business of Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Purchasing Agreement for this purchase

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Health Department	\$135,720.00	\$0.00	\$135,720.00

Amount of Funding:

\$135,720.00

Essential Public Health Services Fund

Fund No.: 2010

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725
Michele Austin, Division Manager	HHD	(832) 395-5006

ATTACHMENTS:

Description Type

Cover Sheet Signed Cover sheet



Meeting Date: 5/1/2018 ALL Item Creation Date: 3/30/2018

H26581- Information Staff Augmentation Services - MOTION

Agenda Item#: 19.

Background:

S17-H26581 - Approve spending authority in an amount not to exceed \$135,720.00 for the purchase of Information Technology Staff Augmentation Services through the Texas Department of Information Resources (DIR) Go- Direct Vendor Apex Systems, LLC for the Houston Health Department (HHD).

Specific Explanation

The Director of Houston Health Department and the Chief Procurement Officer recommend that City Council approve spending authority in an amount not to exceed \$135,720.00 for the purchase of Information Technology Staff Augmentation services through the Texas Department of Information Resources (DIR) and that authorization be given to issue purchase orders, as necessary, to the DIR Go-Direct vendor Apex Systems, LLC for the Houston Health Department.

The requested Information Technology Staff Augmentation services from Apex Systems are needed to support the ClientTrack case management information system, which is utilized by several programs under the 1115 Wavier project as well as other areas in the Houston Health Department. The services will include the gathering of business requirements and specifications for the development of new reports as required by the 1115 Waiver project as well as for the implementation of new programs to utilize the system. Other areas of support will include the development and implementation of software configuration changes to support the workflow of end users.

The continued funding under the 1115 Wavier project is dependent upon the accurate documentation of client data and services in the ClientTrack case management system that tracks client progress in the programs, send referrals to other programs, and develop reports to conduct analysis on program outcomes, milestones, and metrics under the 1115 waiver project. The services provided under this procurement request will help in supporting this effort in a successful manner.

M/WBE Participation:

M/WBE Zero Percentage Goal document approved by the Office of Business of Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Purchasing Agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division **Department Approval Authority**

Estimate	d Spending Autho	ority	
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Health Department	\$135,720.00	\$0.00	\$135,720.00

Amount of Funding:

\$135,720.00

Essential Public Health Services Fund

Fund No.: 2010

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725
Michele Austin, Division Manager	HHD	(832) 395-5006

ATTACHMENTS:

Description	Туре
Affidavit of Ownership	Backup Material
Fair Campaign	Backup Material
Financial Information	Financial Information
Coop Purrchase Request	Backup Material
Clear Tax Report	Backup Material



Meeting Date: 5/1/2018
ALL

m Greatian Date: 4/11/201

Item Creation Date: 4/11/2018

H26557 - Datacasting Services - MOTION

Agenda Item#: 15.

Summary:

SPECTRAREP, **LLC** for Datacasting Service Renewal for Mayor's Office of Homeland Security 36 Months - \$142,650.00 - Grant Fund

Background:

S78-H26557 – Approve the sole source purchase from SpectraRep, LLC for datacasting service renewal for a 36-month period in the total amount of \$142,650.00 for the Mayor's Office of Homeland Security.

Specific Explanation:

The Director of the Mayor's Office of Homeland Security and the Chief Procurement Officer recommend that the City Council approve the sole source purchase of datacasting service renewal for a **36-month period** in the total amount of **\$142,650.00** and that authorization be given to issue a purchase order to **SpectraRep**, **LLC** for the Mayor's Office of Homeland Security.

The scope of work requires the contractor to provide datacasting subscription, software license, video client services and technical support. The datacasting service renewal is for a 36-month period and includes Incident One, Dashboard Interface, and Receiver Client Software. This software allows the viewing of live video sources from phones, drones, and other connected devices using a secured web portal. It also enables data to be pushed from the dedicated encoder hardware currently installed at the City's Emergency Management Center and Real-Time Crime Center to the SpectraRep's IP Encapsulator equipment, located at the KUHT studios on the University of Houston Campus, for encrypted broadcast to designated receivers. The use of this technology requires the use of proprietary Incident One Software and Houston Public Media has entered into an exclusive agreement with SpectraRep, LLC to provide the needed bandwidth.

SpectraRep, LLC is the sole entity that provides public safety datacasting services and needed bandwidth to the public televisions, including KUHT-TV in the Houston area and has no authorized third-party providers.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) "a procurement of items that are available from only one source because of patents, copyrights, secrete processes, or natural monopolies" of the Texas Local Government Code for exempt procurements.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposal were not solicited because the department is utilizing a sole source contractor for the purchase.

MWBE Participation:

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Mayor's Office of Homeland Security	\$46,900.00	\$95,750.00	\$142,650.00

Amount of Funding:

\$142,650.00

Federal State Local - Pass Through Fund

Fund No.: 5030

Contact Information:

NAME:	DEPARTMENT/DIVISIO	PHONE NO
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Katie Moore, Procurement Specialist	FIN/SPD	(832) 393-8710
Kim House, Division Manager	Homeland	(832) 393-0930

ATTACHMENTS:

Description

RCA#H26557- SPectraRep, LLC OBO doc

Type

Signed Cover sheet Backup Material



Meeting Date: 5/1/2018 ALL Item Creation Date: 4/11/2018

item Creation Date. 4/11/2010

H26557 - Datacasting Services - MOTION

Agenda Item#: 16.

Background:

S78-H26557 – Approve the sole source purchase from SpectraRep, LLC for datacasting service renewal for a 36-month period in the total amount of \$142,650.00 for the Mayor's Office of Homeland Security.

Specific Explanation:

The Director of the Mayor's Office of Homeland Security and the Chief Procurement Officer recommend that the City Council approve the sole source purchase of datacasting service renewal for a **36-month period** in the total amount of **\$142,650.00** and that authorization be given to issue a purchase order to **SpectraRep, LLC** for the Mayor's Office of Homeland Security.

The scope of work requires the contractor to provide datacasting subscription, software license, video client services and technical support. The datacasting service renewal is for a 36-month period and includes Incident One, Dashboard Interface, and Receiver Client Software. This software allows the viewing of live video sources from phones, drones, and other connected devices using a secured web portal. It also enables data to be pushed from the dedicated encoder hardware currently installed at the City's Emergency Management Center and Real-Time Crime Center to the SpectraRep's IP Encapsulator equipment, located at the KUHT studios on the University of Houston Campus, for encrypted broadcast to designated receivers. The use of this technology requires the use of proprietary Incident One Software and Houston Public Media has entered into an exclusive agreement with SpectraRep, LLC to provide the needed bandwidth.

SpectraRep, LLC is the sole entity that provides public safety datacasting services and needed bandwidth to the public televisions, including KUHT-TV in the Houston area and has no authorized third-party providers.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) "a procurement of items that are available from only one source because of patents, copyrights, secrete processes, or natural monopolies" of the Texas Local Government Code for exempt procurements.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposal were not solicited because the department is utilizing a sole source contractor for the purchase.

MWBE Participation:

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy

Ordinance No. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division Department Approval Authority

Estimate	ed Spending Auth	ority	
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Mayor's Office of Homeland Security	\$46,900.00	\$95,750.00	\$142,650.00

Amount of Funding:

\$142,650.00

Federal State Local - Pass Through Fund

Fund No.: 5030

Contact Information:

NAME:	DEPARTMENT/DIVISIO	PHONE NO
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Katie Moore, Procurement Specialist	FIN/SPD	(832) 393-8710
Kim House, Division Manager	Homeland	(832) 393-0930

ATTACHMENTS:

Description	Type
Affidavite of Onwership	Backup Material
Form A - Fair Campaign Ordinance	Backup Material
Form B - Fair Campaign Ordinance	Backup Material
Certificate of Fund	Backup Material
Deliquent Tax Report	Backup Material
OBO Waiver	Backup Material
Sole Source Justification	Backup Material
Sole Source Letter	Backup Material



Goal Modification Request Form

1. Date: 3/26/18 2. Requesting Department; MYR Public Safety 3. Solicitation Number:
4. Solicitation Name: Datacasting Services 5. Estimated Dollar Amount: \$_142,650.00
6. Description of Solicitation (attach specifications/supporting documents): The renewal of an annual subscription for datacasting services that includes incident One, Dashboard interface & Receiver Client Software, This allows view of live video sources from phones, drones, and office connected devices using the secure web portal. It also enables to push data from the dedicated Encoder hardware currently installed in Emergency Management Center and/or RTCC to KUHT transmitter for encrypted broadcast to designated receivers.
PLEASE INDICATE WHETHER A PREVIOUS CONTRACT EXISTED FOR THIS SOLICITIATION.
A. Previous contract (if any): Yes O No O B. Previous contract number;
C, Goal on last contract D. Was goal met? Yes O No O
E. If goal was not met, what percentage did the vendor achieve?%
F. Why wasn't goal achieved?
1
SELECT ONE TYPE OF GOAL MODIFICATION REQUEST FROM THE FOUR OPTIONS BELOW.
1, WAIVER
A. I am requesting a waiver of the MWSBE Goal: Yes No No
B. Reason for walver: (Check one)
A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy
• If goods and services are specialized, technical, or unique nature as to require the City department to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors of technical consultants)
MWSBE provisions impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or is not in the best interest of the City; or
Level of MWSBE availability would produce minimal MWSBE participation.
Other;
C. Detailed explanation for Waiver Reason:
This service is proprietary with copyright restrictions. This is an existing service. Datacasting architecture requires an IP Encapsulator which is located at KUHT studios on the UofH campus. Houston Public Media has entered into an exclusive arragement with Spectra Rep to provide the needed bandwidth. This technology design requires the incident One Software which is proprietary and exculsive agreement with KUHT to operate.
2. COOPERATIVE OR INTER-LOCAL AGREEMENT A. Is this a Cooperative/Inter-Local agreement? Yes O No O
B. If yes, please specify the name of the agreement:
C. Did the Department explore opportunities for using certified firms? Yes No No
D. Please explain how the department explored opportunities for using certified firms:
The state of the s
E. Please explain why the Department did not explore opportunities for using certified firms:



Goal Modification Request Form

4. GOAL REVISION AFTER AD	VERTISEMENT		
A. I am requesting a revision of the l	MWSBE Goal that h	as already been advertised: Yes	O NO O
B. Original goal:C. Pro			
E, Will the project be re-advertised?	Yes O No O	F. Estimated dollar amount: \$	
G. Detailed reason for request:			•
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Concurrence:		INTHA	D hi
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Requesting Department Initiator	Date	Department Director or De	signee Date
I	OR OBO OFFICE	E USE ONLY:	
PPROVED:			
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OBO Deputy Director or Designee	Date	OBO Reason	Tracking#
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OBO Deputy Director or Designee	Date	OBO Reason	Tracking#
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Meeting Date: 5/1/2018 ALL

Item Creation Date: 11/6/2017

H26330 - Service and Maintenance for ZBV Mobile Backscatter X-Ray Van - MOTION

Agenda Item#: 16.

Summary:

AMERICAN SCIENCE AND ENGINEERING, INC for Service and Maintenance of ZBV Mobile Backscatter X-Ray Van for the Houston Police Department - 2 Years - \$119,157.00 - Grant Fund

Background:

S49-H26330 - Approve the sole source purchase from American Science and Engineering, Inc. in the total amount of \$119,157.00 for service and maintenance of ZBV Mobile Backscatter X-Ray Van for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of a service and maintenance for two (2) years for the ZBV Mobile Backscatter X-Ray Van in the total amount of \$119,157.00 and that authorization be given to issue purchase orders, as needed, to American Science and Engineering, Inc. (AS&E) for the Houston Police Department (HPD).

The ZBV Mobile Backscatter X-Ray Van, manufactured by AS&E, is utilized by specially trained police officers for the screening of suspect commercial cargo and vehicles for contraband, illicit U.S. currency and explosives. The mobile X-Ray imaging system provides photo-like imaging of vehicle/cargo contents and allows for rapid analysis.

The service and maintenance for the ZBV system can only be provided by AS&E due to its proprietary system and patented technologies and this will maintain the manufacturer's warranty. The ZBV systems require regular maintenance services to sustain its operation and availability for use by the Houston Police Department. This agreement provides the necessary required personnel, transportation, replacement parts and support to ensure proper reliability and availability of the system for a period of two (2) years.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) "a procurement of items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies" of the Texas Local Government Code for exempt procurement.

M/WBE Participation:

M/WBE Zero Percentage Goal document approved by the Office of Business Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing a sole source for this purchase.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Police Department	\$119,157.00	\$0.00	\$119,157.00

Amount of Funding:

\$119,157.00 - Federal State Local - Pass Through Fund (5030)

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Norbert Aguilar, Procurement	FIN/SPD	(832) 393-8751
Specialist		
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779
Frank Rodriguez, Police Administrator	HPD	(713) 308-1700

ATTACHMENTS:

Description Type

Cover Sheet Signed Cover sheet



Meeting Date: 5/1/2018 ALL

Item Creation Date: 11/6/2017

H26330 - Service and Maintenance for ZBV Mobile Backscatter X-Ray Van - MOTION

Agenda Item#: 15.

Background:

S49-H26330 - Approve the sole source purchase from American Science and Engineering, Inc. in the total amount of \$119,157.00 for service and maintenance of ZBV Mobile Backscatter X-Ray Van for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of a service and maintenance for two (2) years for the ZBV Mobile Backscatter X-Ray Van in the total amount of \$119,157.00 and that authorization be given to issue purchase orders, as needed, to American Science and Engineering, Inc. (AS&E) for the Houston Police Department (HPD).

The ZBV Mobile Backscatter X-Ray Van, manufactured by AS&E, is utilized by specially trained police officers for the screening of suspect commercial cargo and vehicles for contraband, illicit U.S. currency and explosives. The mobile X-Ray imaging system provides photo-like imaging of vehicle/cargo contents and allows for rapid analysis.

The service and maintenance for the ZBV system can only be provided by AS&E due to its proprietary system and patented technologies and this will maintain the manufacturer's warranty. The ZBV systems require regular maintenance services to sustain its operation and availability for use by the Houston Police Department. This agreement provides the necessary required personnel, transportation, replacement parts and support to ensure proper reliability and availability of the system for a period of two (2) years.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) "a procurement of items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies" of the Texas Local Government Code for exempt procurement.

M/WBE Participation:

M/WBE Zero Percentage Goal document approved by the Office of Business Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing a sole source for this purchase.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division **Department Approval Authority**

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Police Department	\$119,157.00	\$0.00	\$119,157.00

Amount of Funding:

\$119,157.00 - Federal State Local - Pass Through Fund (5030)

Contact Information:

Contact information:		
NAME:	DEPARTMENT/DIVISION	PHONE
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Norbert Aguilar, Procurement	FIN/SPD	(832) 393-8751
Specialist		
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779

ATTACHMENTS:

Description Type Affidavit of Ownership Backup Material Clear Tax Report Backup Material Fair Campaign Ordinance **Backup Material** Form B Fair Campaign Ordinance Backup Material Sole Source Justification **Backup Material** RCA Certificate of Funding AS&E 03.2018 Backup Material OBO Waiver Backup Material AS&E Quote 2018-64 03.2018 Backup Material



Meeting Date: 5/1/2018

Item Creation Date:

FIN - GO TRANS RCA 1-1

Agenda Item#: 17.

Summary:

ORDINANCE authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018 to provide for the payment of the current expenses of the City for the Fiscal Year beginning July 1, 2018 and ending June 30, 2019; prescribing the terms and form thereof and authorizing the Finance Working Group to determine certain terms and conditions relating thereto; providing for the payment of the principal thereof and interest thereon; approving and authorizing the distribution of a Preliminary Official Statement and Official Notice of Sale to be used in connection with the sale of the Notes; authorizing the preparation and distribution of an Official Statement; authorizing the execution and delivery of a Paying Agent/Registrar Agreement; authorizing a Bond Counsel Agreement and a Special Tax Counsel and Special Disclosure Counsel Agreement; and making other findings and provisions relating to such notes and matters incident thereto; and declaring an emergency

Background:

SUBJECT: Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018 (the "Series 2018 Notes"), approving and authorizing the distribution of a Preliminary Official Statement ("POS") and Official Notice of Sale ("NOS") to be used in connection with the sale of the Series 2018 Notes.

RECOMMENDATION: Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018 (the "Series 2018 Notes"), approving and authorizing the distribution of a Preliminary Official Statement ("POS") and Official Notice of Sale ("NOS") to be used in connection with the sale of the Series 2018 Notes.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2019 in an aggregate amount not to exceed approximately \$400 million.

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the

initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$150 and \$300 million approximately and this amount, based on preliminary cash flows for FY2019, will continue to be conservatively refined until the pricing in June. The ordinance also authorizes the preparation of the POS and NOS in respect to the competitive sale of the initial Series 2018 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur in early July.

The second ordinance will authorize the Mayor and City Controller to authorize the terms of a second offering for a supplemental borrowing if there are additional cash needs later in the fiscal year. If the supplemental borrowing occurs (not to exceed approximately \$400 million between both the initial and supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal year end. The last time the City used the supplemental borrowing was in FY 2009 for Hurricane Ike related expenditures.

For the first borrowing, electronic bids for the Notes will be received on or about June 20, 2018 with the winning bid or bids approved via motion at the City Council meeting. If any bid becomes a leading bid within two minutes prior to the scheduled end of the bidding, the time period for submission of bids will automatically be extended by two minutes from the time that such bid was received. At the close of the bidding period, the Office of the City Controller, Finance Department and the City's Financial Advisors will verify interest rate calculations of bids received and join the City Council session to announce the results.

Since this is a competitive auction, there will not be a necessity for an underwriting team. The Law Offices of Francisco G. Medina are recommended as bond counsel. Bracewell LLP is recommended as disclosure counsel and special tax counsel.

This item was presented to the Budget and Fiscal Affairs Committee on April 24, 2018.

Recommendation:

The Finance Working Group recommends approval of this item.

Contact Information:

Melissa Dubowski Phone: 832-393-9101 Charisse Mosely Phone: 832-393-3529

ATTACHMENTS:

Description Type



Meeting Date: 5/1/2018

Item Creation Date:

FIN - GO TRANS RCA 1-2

Agenda Item#: 18.

Summary:

ORDINANCE approving a supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018A to provide for payment of current expenses of the City for a portion of the Fiscal Year beginning July 1, 2018 and ending June 30, 2019; providing for the payment of the principal of and interest on such Notes; authorizing the procedure for determining the terms and conditions of such Notes; authorizing the execution of a Note Purchase Agreement; approving Bond Counsel and Special Tax and Special Disclosure Counsel; making other findings and provisions related to such notes and matters incident thereto; and declaring an emergency

Background:

SUBJECT: Approve an Ordinance approving a supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018A (the "Series 2018A Notes"), which includes authorizing the execution of a note purchase agreement; approving bond counsel and special tax and special disclosure counsel making other findings and provisions related to such notes and matters incident thereto.

RECOMMENDATION: Approve an Ordinance approving a supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2018A (the "Series 2018A Notes"), which includes authorizing the execution of a note purchase agreement; approving bond counsel and special tax and special disclosure counsel making other findings and provisions related to such notes and matters incident thereto.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2018 in an aggregate amount not to exceed approximately \$400 million.

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$150 and

\$300 million approximately and this amount, based on preliminary cash flows for FY2019, will continue to be conservatively refined until the pricing in June. The ordinance also authorizes the preparation of the Preliminary Official Statement ("POS") and Official Notice of Sale ("NOS") in respect to the competitive sale of the initial Series 2018 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur in early July.

This ordinance will authorize the Mayor and City Controller to authorize the terms of a second offering for a supplemental borrowing if there are additional cash needs later in the fiscal year. If the supplemental borrowing occurs (not to exceed \$400 million between both the initial and supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal year end. The last time the City used the supplemental borrowing was in FY 2009 for Hurricane Ike related expenditures.

The City's usual practice for Tax and Revenue Anticipation Note borrowings is to invite electronic bids for the Notes. Depending on the size of any supplemental borrowing, this might be the method of sale used, or the size might better be handled through a negotiated sale or private placement.

At this time, there is no anticipation that an underwriting team would be necessary (particularly if bidding is used as the method of sale). The Law Offices of Francisco G. Medina are recommended as bond counsel. Bracewell LLP is recommended as disclosure counsel and special tax counsel.

This item was presented to the Budget and Fiscal Affairs Committee on April 24, 2018.

Recommendation:

The Finance Working Group recommends approval of this item.

Contact Information:

Melissa Dubowski Phone: 832-393-9101 Charisse Mosely Phone: 832-393-3529

ATTACHMENTS:

Description Type



Meeting Date: 5/1/2018

Item Creation Date:

FIN - CUS 2018B SWIRFT

Agenda Item#: 19.

Summary:

Ordinance supplementing the City of Houston, Texas Master Ordinance No. 2004-299; providing for the issuance of the City of Houston, Texas, Combined Utility System Subordinate Lien Revenue Bonds, Series 2018B, providing for the amounts, interest rates, prices, and terms thereof and other matters relating thereto; providing for the payment thereof; making other provisions regarding such bonds and matters incident thereto; authorizing a Co-Bond Counsel Agreement; authorizing execution and delivery of a Paying Agent/Registrar Agreement; and declaring an emergency

Background:

SUBJECT: Approve ordinance supplementing the City of Houston, Texas Master Ordinance authorizing the issuance of City of Houston, Texas Combined Utility System Subordinate Lien Revenue Bonds, Series 2018B.

SPECIFIC EXPLANATION:

The Texas Water Development Board (the "TWDB") administers programs that provide below market, low-interest rate loans to applicants. One of these programs is known as the State Water Implementation Revenue Fund ("SWIRFT"), which is open to political subdivisions undertaking a project included in the adopted regional water plans and in the state water plan. City of Houston Combined Utility System Subordinate Lien Revenue Bonds, Series 2018B will be issued in an amount not to exceed \$107 million.

On March 21, 2018 City Council approved the first step in this transaction, which was the ordinance for the financing agreement between City of Houston and TWDB for the design and construction of Northeast Water Purification Plant expansion and related water transmission lines. The ordinance covered by this RCA is step two in the same financing arrangement. The Finance Working Group ("FWG") recommends that the City issue the CUS Series 2018B bonds with the proceeds to be used to fund approved projects in the City's adopted CIP and pay costs of issuance.

The CUS Series 2018B bonds will be privately placed with the TWDB, which eliminates the need for underwriters. The closing is expected to occur by middle of June 2018. Norton Rose Fulbright LLP and Burney & Foreman are recommended as co-bond counsel.

This transaction was presented to the Budget and Fiscal Affairs Committee on March 6, 2018.

Recommendation:

The FWG recommends the approval of this item.

Recommendation:

The FWG recommends the approval of this item.

Prior Council Action:

Ordinance No. 2004-299 Ordinance No. 2018-217

Contact Information:

Melissa Dubowski Phone: 832-393-9101 Charisse Mosely Phone: 832-393-3529

ATTACHMENTS:

Description Type



Meeting Date: 5/1/2018 District C, District G Item Creation Date: 4/26/2018

MYR-Memorial Park Conservancy Ordinance

Agenda Item#: 20.

Summary:

ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, by adding a new article relating to Memorial Park, and AMENDING PORTIONS OF CHAPTER 26, relating to the same

Background:

City Council approval is recommended for an ordinance amending Chapters 26 and 32 of the Code of Ordinances, City of Houston, Texas. The amendments will authorize the Memorial Park Conservancy (MPC) to operate designated areas of Memorial Park in the manner anticipated in an amended and restated development, construction, operations, maintenance, and concession agreement that is also being considered by Council.

On April 1, 2015, the City Council, by Motion No. 2015-215, unanimously approved a Memorial Park Master Plan (Master Plan) which envisions the restoration, enhancement, and redevelopment of Memorial Park (Park) in a manner appropriate to meet the demands of the more than four million current annual visitors. On December 16, 2015, the City Council, by Ordinance No. 2015-1304, approved an agreement between the City of Houston, MPC and Uptown Development Authority (UDA) to operate, maintain, and develop the Park (except for certain excluded areas such as the Houston Arboretum and Nature Center and the Memorial Park Golf Course) in a manner consistent with the Master Plan (the 2015 Agreement).

Under the 2015 Agreement, MPC has assumed greenspace maintenance and ecological restoration of the Park, and UDA has undertaken the construction of Phase I of the Easter Glades project. The Parks and Recreation Department has continued to operate the Running Center, Tennis Center, Swimming Pool and Fitness Center, and all sports fields except volleyball.

The City, MPC, and UDA now intend to enter into an amended and restated development, construction, operations, maintenance and concession agreement for the Park in order to implement funding to construct a significant portion of the Master Plan over a 10-year period (Amended and Restated Agreement). A key component of the capital investments will come from a \$70M donation from the Kinder Foundation, the largest single private donation in the history of the Houston parks system. The donation will be provided to MPC over the 10-year time period for execution of capital projects in the Park. MPC will raise \$40M for grants and donations in addition to the \$15M raised for Eastern Glades to date, and UDA will commit \$50M for capital improvements and will leverage an additional \$30M in federal grant funds for connectivity. MPC, the City, and UDA will collectively provide funding for proper maintenance of the Park, ensuring the

protection of these capital investments.

The amendments to Chapter 32 grant MPC the authority to permit special uses of, grant consent for concessions in, establish certain park user fees, and establish parking meter fees for parking meters placed in areas of the Park maintained by MPC. In addition, the amendments to Chapter 32 will allow for golf revenues to be utilized as a source of the City's annual greenspace maintenance commitment under the Amended and Restated Agreement and for MPC to retain revenues generated from concessions and park user fees in the areas maintained by MPC. The amendments to Chapter 26 are to maintain consistency in the Code and reflect the authority granted to MPC in Chapter 32 related to establishing parking meter fees and provide that revenue generated by parking meters placed in areas of the park maintained by MPC will be allocated to MPC for the benefit of the park. The Amended and Restated Agreement will provide that the parking meter fees are subject to the existing City parking rate The Amended and Restated Agreement also will provide any fees recommended for implementation by MPC in the Park, whether for parking or for use of park facilities that are not already listed in the City fee schedule, are subject to review and approval by majority vote of a Standards Committee. The Standards Committee will include two City representatives, and all decisions of the Standards Committee shall be decided upon by a majority vote, which must include at least one of the representatives of the City voting with the majority.

Council will be asked to approve the Amended and Restated Agreement in a separate action upon approval of the recommended changes to Chapters 32 and 26 of the City Code.

Chief Development Officer	

Contact Information:

Jeffrey W. Giles - 832-393-6319

ATTACHMENTS:

Description

Type

Coversheet Signed Cover sheet



Meeting Date: 5/1/2018
District C, District G
Item Creation Date: 4/26/2018

MYR-Memorial Park Conservancy Ordinance

Agenda Item#: 22.

Summary:

AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, BY ADDING A NEW ARTICLE RELATING TO MEMORIAL PARK, AND AMENDING PORTIONS OF CHAPTER 26, RELATING TO THE SAME; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

Background:

City Council approval is recommended for an ordinance amending Chapters 26 and 32 of the Code of Ordinances, City of Houston, Texas. The amendments will authorize the Memorial Park Conservancy (MPC) to operate designated areas of Memorial Park in the manner anticipated in an amended and restated development, construction, operations, maintenance, and concession agreement that is also being considered by Council.

On April 1, 2015, the City Council, by Motion No. 2015-215, unanimously approved a Memorial Park Master Plan (Master Plan) which envisions the restoration, enhancement, and redevelopment of Memorial Park (Park) in a manner appropriate to meet the demands of the more than four million current annual visitors. On December 16, 2015, the City Council, by Ordinance No. 2015-1304, approved an agreement between the City of Houston, MPC and Uptown Development Authority (UDA) to operate, maintain, and develop the Park (except for certain excluded areas such as the Houston Arboretum and Nature Center and the Memorial Park Golf Course) in a manner consistent with the Master Plan (the 2015 Agreement).

Under the 2015 Agreement, MPC has assumed greenspace maintenance and ecological restoration of the Park, and UDA has undertaken the construction of Phase I of the Easter Glades project. The Parks and Recreation Department has continued to operate the Running Center, Tennis Center, Swimming Pool and Fitness Center, and all sports fields except volleyball.

The City, MPC, and UDA now intend to enter into an amended and restated development, construction, operations, maintenance and concession agreement for the Park in order to implement funding to construct a significant portion of the Master Plan over a 10-year period (Amended and Restated Agreement). A key component of the capital investments will come from a \$70M donation from the Kinder Foundation, the largest single private donation in the history of the Houston parks system. The donation will be provided to MPC over the 10-year time period for execution of capital projects in the Park. MPC will raise \$40M for grants and donations in addition to the \$15M raised for Eastern Glades to date, and UDA will commit \$50M for capital improvements and will leverage an additional \$30M in federal grant funds for connectivity. MPC, the City, and UDA will collectively provide funding for proper maintenance of the Park, ensuring the protection of these capital investments.

The amendments to Chapter 32 grant MPC the authority to permit special uses of, grant consent for concessions in, establish certain park user fees, and establish parking meter fees for parking meters placed in areas of the Park maintained by MPC. In addition, the amendments to Chapter 32 will allow for golf revenues to be utilized as a source of the City's annual greenspace maintenance commitment under the Amended and Restated Agreement and for MPC to retain revenues generated from concessions and park user fees in the areas maintained by MPC. The amendments to Chapter 26 are to maintain consistency in the Code and reflect the authority granted to MPC in Chapter 32 related to establishing parking meter fees and provide that revenue generated by parking meters placed in areas of the park maintained by MPC will be allocated to MPC for the benefit of the park. The Amended and Restated Agreement will provide that the parking meter fees are subject to the existing City parking rate schedule. The Amended and Restated Agreement also will provide any fees recommended for implementation by MPC in the Park, whether for parking or for use of park facilities that are not already listed in the City fee schedule, are subject to review and approval by majority vote of a Standards Committee. The Standards Committee will include two City representatives, and all decisions of the Standards Committee shall be decided upon by a majority vote, which must include at least one of the representatives of the City voting with the majority.

Council will be asked to approve the Amended and Restated Agreement in a separate action upon approval of the recommended changes to Chapters 32 and 26 of the City Code.

Chief Development Officer

Contact Information:

Jeffrey W. Giles - 832-393-6319



Meeting Date: 5/1/2018

Item Creation Date:

MYR Memorial Park - Amend Development Agreement

Agenda Item#: 21.

Summary:

ORDINANCE approving and authorizing amended and restated Development, Construction, Operations, Maintenance and Concession Agreement between the City of Houston, Texas, UPTOWN DEVELOPMENT AUTHORITY, and MEMORIAL PARK CONSERVANCY, INC relating to Memorial Park - <u>DISTRICTS C - COHEN and G - TRAVIS</u>

This item should only be considered after passage of Item 20 above

Background:

RECOMMENDATION: Approve an ordinance approving and authorizing an Amended and Restated Development, Construction, Operations, Maintenance, and Concession Agreement between the City of Houston, Texas, Uptown Development Authority, and Memorial Park Conservancy, relating to Memorial Park.

SPECIFIC EXPLANATION:

On April 1, 2015, the City Council, by Motion No. 2015-215, unanimously approved a Memorial Park Master Plan (Master Plan) which envisions the restoration, enhancement, and redevelopment of Memorial Park (Park) in a manner appropriate to meet the demands of the more than four million current annual visitors. On December 16, 2015, the City Council, by Ordinance No. 2015-1304, approved an agreement between the City of Houston, Memorial Park Conservancy (MPC) and Uptown Development Authority (UDA) to operate, maintain, and develop the Park (except for certain excluded areas such as the Houston Arboretum and Nature Center and the Memorial Park Golf Course) in a manner consistent with the Master Plan (the 2015 Agreement).

Under the 2015 Agreement, MPC has assumed greenspace maintenance and ecological restoration of the Park, and UDA has undertaken the construction of Phase I of the Easter Glades project. The Parks and Recreation Department has continued to operate the Running Center, Tennis Center, Swimming Pool and Fitness Center, and all sports fields except volleyball.

The City, MPC, and UDA now intend to enter into an amended and restated development, construction, operations, maintenance and concession agreement for the Park in order to implement funding to construct a significant portion of the Master Plan over a 10-year period (Amended and Restated Agreement). A key component of the capital investments will come from a \$70M donation from the Kinder Foundation, the largest single private donation in the history of the Houston parks system. The donation will be provided to MPC over the 10-year time period for execution of capital projects in the Park. MPC will raise \$40M for grants and donations in addition to the \$15M raised for Eastern Glades to date, and UDA will commit \$50M for capital

improvements and will leverage an additional \$30M in federal grant funds for connectivity. MPC, the City, and UDA will collectively provide funding for proper maintenance of the Park, ensuring the protection of these capital investments.

On April 25, 2018, a presentation was given to the Quality of Life Committee providing an overview of the Amended and Restated Agreement. Attached to this RCA is an executive summary providing the key terms of the Amended and Restated Agreement.

Prior Council Action:

Motion No. 2015-215 (Apr. 1, 2015) Ordinance No. 2015-1304 (Dec. 16, 2015)

Contact Information:

Andrew F. Icken – 832-393-1064 James Koski – 832-393-0833 Steve Wright – 832-395-7050

ATTACHMENTS:

Description

Signed Coversheet Executive Summary

Type

Signed Cover sheet Backup Material

ΓΟ: Mayor via City Secretary REQUEST FOI	R COUNCIL ACTION		
SUBJECT: AN ORDINANCE APPROVING AND AUTHOR AND RESTATED DEVELOPMENT, CONSTRUCT MAINTENANCE AND CONCESSION AGREEMENT BETHOUSTON, TEXAS, UPTOWN DEVELOPMENT MEMORIAL PARK CONSERVANCY, INC. RELATING TO CONTAINING PROVISIONS RELATING TO THE FOREGOE DECLARING AN EMERGENCY.	RIZING AN AMENDED ION, OPERATIONS, TWEEN THE CITY OF AUTHORITY, AND O MEMORIAL PARK;	Page 1 of <u>1</u>	Agenda Item #
FROM: (Department or other point of origin): Mayor's Office of Economic Development	Origination Date: Agenda Date:		Date:
DIRECTOR'S SIGNATURE: Andrew F. Icken	Council District affected: C, G		
For additional information contact: Andrew F. Icken – 832-393-1064 James Koski – 832-393-0833 Steve Wright – 832-395-7050	Date and identification of prior authorizing Council Action: Motion No. 2015-215 (Apr. 1, 2015); Ordinance No. 2015-1304 (Dec. 16, 2015)		
RECOMMENDATION : Approve an ordinance approving and authorizing an Amended and Restated Development, Construction, Operations, Maintenance, and Concession Agreement between the City of Houston, Texas, Uptown Development Authority, and Memorial Park Conservancy, relating to Memorial Park.			
Amount and Source of Funding: \$0 (FY2018)			
SPECIFIC EXPLANATION: On April 1, 2015, the City Council, by Motion No. 2015-215, unanimously approved a Memorial Park Master Plan (Master Plan) which envisions the restoration, enhancement, and redevelopment of Memorial Park (Park) in a manner appropriate to meet the demands of the more than four million current annual visitors. On December 16, 2015, the City Council, by Ordinance No. 2015-1304, approved an agreement between the City of Houston, Memorial Park Conservancy (MPC) and Uptown Development Authority (UDA) to operate, maintain, and develop the Park (except for certain excluded areas such as the Houston Arboretum and Nature Center and the Memorial Park Golf Course) in a manner consistent with the Master Plan (the 2015 Agreement).			
Under the 2015 Agreement, MPC has assumed greenspace maintenance and ecological restoration of the Park, and UDA has undertaken the construction of Phase I of the Easter Glades project. The Parks and Recreation Department has continued to operate the Running Center, Tennis Center, Swimming Pool and Fitness Center, and all sports fields except volleyball.			
The City, MPC, and UDA now intend to enter into an amended and restated development, construction, operations, maintenance and concession agreement for the Park in order to implement funding to construct a significant portion of the Master Plan over a 10-year period (Amended and Restated Agreement). A key component of the capital investments will come from a \$70M donation from the Kinder Foundation, the largest single private donation in the history of the Houston parks system. The donation will be provided to MPC over the 10-year time period for execution of capital projects in the Park. MPC will raise \$40M for grants and donations in addition to the \$15M raised for Eastern Glades to date, and UDA will commit \$50M for capital improvements and will leverage an additional \$30M in federal grant funds for connectivity. MPC, the City, and UDA will collectively provide funding for proper maintenance of the Park, ensuring the protection of these capital investments.			
On April 25, 2018, a presentation was given to the Quality of Life Committee providing an overview of the Amended and Restated Agreement. Attached to this RCA is an executive summary providing the key terms of the Amended and Restated Agreement.			
REQUIRED AUTHORIZATION			

Other Authorization:

Steve Wright
Director, Parks and Recreation Department

Finance Budget:

Other Authorization:

MEMORIAL PARK AMENDED AND RESTATED DEVELOPMENT AGREEMENT EXECUTIVE SUMMARY APRIL 2018

Objective

The proposed amendment to the 2015 Memorial Park Development Agreement provides for delivery of projects approved by Houston City Council in the 2015 Memorial Park Master Plan and outlines funding for operations and maintenance of the projects and Park greenspace. If approved by City Council, this amendment would result in securing \$70M of the required \$125M in private sector funding to be raised by Memorial Park Conservancy to construct a significant portion of the Master Plan over a 10-year period. This amendment also includes a \$50M commitment from the Uptown Development Authority for capital improvements and will leverage an additional \$30M in federal grant funds for connectivity.

The \$70M donation will be the largest single private donation in Houston parks history. Over the past ten years the Kinder Foundation and the City of Houston have entered into several similar, successful public-private partnerships which are transforming parks and greenspace in Houston. These successful public-private partnerships play a significant role in Houston's national recognition as a park and greenspace leader.

Current Situation

With the passage of the 2015 Agreement, the partnership between the Houston Parks and Recreation Department (HPARD), Memorial Park Conservancy (MPC), and Uptown Development Authority (UDA) commenced. This partnership has led to MPC assuming greenspace maintenance and ecological restoration of Memorial Park. Implementation of the Master Plan began with construction of Phase 1 of the Eastern Glades by UDA and associated ecological restoration provided by MPC. HPARD has continued to operate the Cullen Running Trails Center, Tennis Center, Swimming Pool and Fitness Center, and all sports fields except volleyball.

Contract Form

- City of Houston, Memorial Park Conservancy, Uptown Development Authority
- Thirty-year agreement with renewal option, subject to approval of City Council.
- Some rights provided to the Major Donor recognizing the \$70M donation.
- Houston Arboretum and Nature Center and Memorial Park Golf Course are excluded from the scope
 of the capital improvements included in the agreement.

Amended Party Terms

City of Houston:

- Eliminates the \$400,000 annual funding provided by COH to MPC for greenspace maintenance and \$200,000 obligation for the Cullen Running Trails Center. This annual funding of \$600,000 will be redirected to the HPARD Neighborhood Playground Initiative, thereby accelerating the rollout of this program, and other community park improvements.
- Supports a 2018 TIP grant application that seeks to extend connectivity to the north, south and west
 of the Park, in the amount of \$30M
- Authorizes limited paid parking in high-traffic areas of the Park to support greenspace maintenance while maintaining free parking in other areas of the Park. Dedicates \$200,000 annually from golf course and concession revenues, or other sources, to Park greenspace maintenance.

Memorial Park Conservancy:

- Provides \$15M already raised to complete the Eastern Glades project.
- Fundraises for an additional \$40M for the 10-year plan capital projects.
- Funds \$1M for Park operations annually.
- Funds a \$1M for resiliency (force majeure) fund by FY2028.
- Funds a \$1M capital expenditure reserve fund by FY2028.
- Funds \$5M for endowment fund to support long-term park operations by FY2028
- On July 1, 2018, assumes operation of the Cullen Running Trails Center.

Uptown Development Authority:

- Funds \$50M in public infrastructure projects and capital improvements as included in existing UDA project plan.
- Extends the annual funding through FY2028 for ecological restoration projects as provided in the original agreement.
- Provides annual support for greenspace and maintenance for projects in the 10-year plan.
- Provides advance payments for greenspace maintenance for the final seven years in the term that remains after the end date of the TIRZ.

Kinder Foundation:

- Provides \$70M to MPC over 10 years for project execution.
- Approves any substantive changes to the 10-year plan projects.
- Kinder Foundation granted naming rights of a feature within the Park which will be permanent and based upon naming policy approved by City Council in agreement.
- Requires restrictive covenants be filed to protect improved Park (no conflict with original covenants).
- Adds Kinder Foundation representation to the Standards Committee.

Standards Committee

- Adjusted to include two representatives from each party: two representatives from COH, two from MPC, two from the Kinder Foundation and two from UDA. A neutral party chair will be selected by consensus of the participating parties. Duties include:
 - Oversee maintenance standards, concessions and programs, employee/volunteer performance standards, and naming and sponsorship policy.
 - Oversee implementation of Master Plan and project management issues.
 - Approve capital projects, ensuring consistency with Master Plan, adequate funding for project, operations, and ongoing maintenance.
 - Oversee a reconciliation of greenspace maintenance expenses and revenues upon completion of the 10-year plan and resolve other issues that arise with regards to maintenance and project management.

MEMORIAL PARK AMENDED AND RESTATED DEVELOPMENT AGREEMENT ADDITIONAL INFORMATION

Context

- In late 1923 and early 1924, the Hogg family, with minority owner Henry Stude, bought two tracts of former Camp Logan land and sold the acreage to the city at cost. In May 1924, the City of Houston officially took title to the land and established Houston's Memorial Park in memory of the soldiers who had trained there. It was deeded to be a park for park purposes for the citizens of Houston and today is Houston's largest urban park with 4 million visitors per year from 170 zip codes across the greater Houston region.
- At 1,500 acres and nearly twice the size of New York's Central Park, Memorial Park is unique nationally because of its size and composition: it is one of the nation's largest wilderness parks located in the heart of a large city.
- Memorial Park also plays an important role in our nation's military history. It contains the only extant archeological remains of the National Guard training camps in World War I, of which there were 16.
- As a result of Hurricane Ike in 2008 and the long-term drought of 2011-12, Memorial Park lost a drastic
 amount of canopy trees. This change in landscape scale ecology catalyzed the need for a new Memorial Park
 Master Plan to identify much-needed restoration and improvements.
- In 2013, Houston City Council authorized the expansion of UDA's footprint to include Memorial Park with the intent to build on the City of Houston model whereby Tax Increment Reinvestment Zone dollars are committed to large park projects to encourage and secure private sector funding.
- In 2015, Houston City Council approved the 2015 Memorial Park Master Plan and charged MPC, UDA and the
 Houston Parks and Recreation Department with delivering the projects and ecological restoration identified
 therein. That same year, Houston City Council also charged MPC with operating and maintaining 1,100 acres
 of Memorial Park and created a framework to attract private donations to support Memorial Park in a publicprivate partnership.
 - The Memorial Park Master Plan included input from over 3,000 Houstonians in 8 large public meetings, 20 workshops and a 3-month online survey. The plan was also informed by 75 experts in ecological sciences, conservation, design and planning, recreation, history and other topics.
 - Nelson Byrd Woltz designed the Master Plan, and subsequently received the prestigious "Honor Award" from the American Society of Landscape Architects for this Plan. This award was granted to only 30 of 450 applications nationwide.
- In 2016, MPC launched a Master Plan capital campaign and has raised \$20M through private philanthropy; the Eastern Glades project, is now under way. MPC also assumed Park operations and maintenance, expanding staff from 3 to 25.

About the \$70M Gift and other Donations

- Over the past two years, the Kinder Foundation and MPC had a number of conversations focused on
 potentially funding the Memorial Park Master Plan. Five months ago, the Kinder Foundation agreed to an
 approach that emphasized connectivity within and to the Park, and the accelerated delivery of the Plan's
 destination projects (Eastern Glades, Memorial Groves and the Running Complex) and ecological restoration.
- What resulted is the Kinder Foundation's catalyst gift of \$70M, which is contingent on the following:
 - MPC collaborating with COH to identify an additional \$80M in public funds that includes City of Houston support for a \$30M grant application for federal funding for trail extension within and outside of the Park.
 - A commitment from MPC to raise an additional \$40M in grants and donations above the \$15M it has already raised for Eastern Glades for a total of \$55M in capital funding commitments.

- Secure funding for proper maintenance of the Park, ensuring that all capital investments are protected, and further, that these programs close the gap that has resulted in Park-wide deferred maintenance for decades.
- This donation builds on other parks gifts to Houston by the Kinder Foundation including Bayou Greenways, Buffalo Bayou Park, Discovery Green, Emancipation Park, Hermann Park and SPARK Parks.
- This funding also accelerates the impact of lead capital campaign pledges from the Houston philanthropic community including The Brown Foundation, Inc., The Cullen Foundation, The Fondren Foundation, Wendy and Jeff Hines, Houston Endowment, Inc., Christopher Knapp in honor of David M. Underwood Sr. family, and The Wortham Foundation, Inc.

Houston as a Parks and Greenspace Leader

Houston leads the nation in implementing public-private partnership to improve and care for public assets. The public-private partnership model for Memorial Park established in 2015 with a City Council-approved Tri-Party Development Agreement continues to successfully attract private donations to Memorial Park. This amendment to this Agreement provides for the largest single donation in the history of the Houston parks system. It allows for a significant portion of the 2015 Memorial Park Master Plan, unanimously approved by Houston City Council, to be delivered within 10 years. These projects provide the following:

- Ecological Restoration. Memorial Park is unique locally and a nationally because of the size of its urban wilderness, Houston's largest centrally-located green asset. Underpinning the Memorial Park Master Plan is a focus on restoring, enhancing and protecting the Park's challenged ecologies. MPC employs a science-based, data-driven approach to restoring Memorial Park that serves as a regional and national model for urban ecology restoration and renewal. This amendment continues to support ecological restoration projects to create and enhance healthy and appropriate ecologies and habitats across the Park including upland forest, riparian forest, prairie and savanna. Improving the ecological function of Houston's largest single green asset is more important than ever to help manage stormwater retention and reduce erosion into Buffalo Bayou.
- Connectivity and Resiliency. Projects included in the scope of this amendment provide safe access and
 connection within the Park, a central connection in the heart Memorial Park, and connection to Houston's
 city-wide hike and bike trail system.
 - Connection within the Park. Memorial Park is divided into 25 parcels, rendering hundreds of acres of the Park inaccessible to most Houstonians. The amendment provides for the delivery of the Southern Arc Trail, a 1.5 mile multi-use trail through the south side of Memorial Park's 600-acre urban wilderness. This is one of the largest centrally-located urban forests in the U.S. and the most distinctive feature of Memorial Park, and is not accessible to most users. Also enabled are the continuation of the Outer Loop trail, another multi-use trail that complements the Seymour Lieberman Trail by providing a place for cyclists, as well as a pedestrian bridge over Memorial Drive near the eastern edge of the Park.
 - <u>Central Connector</u>. The Central Connector, in the heart of Memorial Park, is a key component of this amendment. It includes a land bridge over Memorial Drive that connects the north and south sides of the Park. This Central Connector will distinguish Memorial Park and Houston nationally and internationally, serving as an icon for Houston. The Central Connector:
 - Provides safe crossing for humans and wildlife;
 - Heals the 75-year divide in Memorial Park created by Memorial Drive which cuts the Park in half;
 - Creates acres of native prairie that will restore habitat to the Park and establish a more resilient ecology;
 - Establishes hike and bike trails to enhance recreational experience;
 - Reconstructs a section of Memorial Drive to significantly improve drainage and stormwater management.

- Oconnecting to the Park. A virtual island in the growing hike-and-bike connectivity within greater Houston, Memorial Park is not connected to the greater Houston hike-and-bike trail system. This proposal builds on a federal grant won in 2016 for the design of a trail system and bridge over Buffalo Bayou Park to connect south, ultimately to as far as Richmond Avenue. It provides formal City of Houston support for a grant application to expand this connection in order to:
 - Establish a trail and bridge system to that connects north of the Park over I-10 to the White
 Oak Hike-and-Bike Trail; and
 - Create trail and bridge connections west of the Park into Uptown. This west connection will
 enable safe passage under I-610 along Buffalo Bayou.
- Embracing Houston's Role in U.S. Military History. Memorial Park was once Camp Logan, one of only sixteen National Guard training camps for WWI soldiers in the U.S., and is the only remaining undeveloped site that features archeological remnants. The Groves will serve as a living memorial in the form of a hardwood forest commemorating the Camp's soldiers, an ideal space for field trips, family gatherings and community education. The Groves will be an educational asset for Houston schoolchildren and visitors that will highlight military history, African American military history, and urban forestry restoration. As we approach the 100th anniversary of the end of WWI and the retirement of the Camp, it is important to preserve the site and connect users to the Park's history and the important role Houston played in preparing the country for War.
- Cultural and Recreational Amenities. Currently underway, the Eastern Glades is a 100-acre area on the east side of Memorial Park, almost none of which is accessible to users today. This project significantly expands picnicking in the Park, meeting a growing demand by families wishing to enjoy the Park; establishes a 5-acre lake and wetlands; and provides trails, boardwalks and opportunities to experience and learn about natural habitat systems. An expanded Running Complex will include a new quarter-mile timing track and concessions; a new multi-use field and 3 ballfields; improvements in the Old Archery Range; rebuilding the Seymour Lieberman Trail along Memorial Drive; and expanded signage and wayfinding will also be completed.
- Other Improvements. This amendment addresses basic needs of Park operations and user experience including the addition of restrooms and expanded parking.



Meeting Date: 5/1/2018 District H, ALL Item Creation Date: 4/13/2018

HHD - CDC Immunization

Agenda Item#: 22.

Summary:

ORDINANCE approving and authorizing submission of an electronic application for grant assistance to the U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES, CENTERS FOR DISEASE CONTROL AND PREVENTION for the Houston Health Department's Immunization and Vaccines for Children Program; declaring the City's eligibility for such grant; authorizing the Director of the Houston Health Department to act as the City's representative in the application process, with the authority to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant

Background:

The Houston Health Department (HHD) requests City Council approval of an ordinance authorizing a grant application to the Center for Disease Control (CDC) for the City's Immunization and Vaccines for Children Program. The project period is from July 1, 2018 to June 10, 2019. The grant application amount is \$3,349,761.00.

HHD also requests City Council authorize the Mayor to execute all related contracts, agreements and documents with the approval of the City Attorney in connection with the grant application and to authorize the Director or his designee to act as the City's representative with the authority to apply for, accept and expend the grant funds if and as awarded, and to accept and expend all subsequent supplemental awards, if any, and to extend the term and/or budget and project period not to exceed five years, if extended by the CDC during the project period and does not require cash matching funds.

Funding will provide for the continuation and expansion of immunization outreach activities in the Houston area. HHD conducts intense education/outreach, partnership building, vacche preventable disease surveillance, and safety-net service delivery in the community to increase immunization coverage rates and prevent potential vaccine preventable disease outbreaks for all age groups.

The Immunization Program utilizes funding from the CDC, the State of Texas, and the City. The program employs 45 staff members who perform various immunization related activities for approximately 334 City of Houston Vaccines for Children (VFC) providers, 564 schools, 1583 child care facilities, 60 Head Start Centers, 11 Federally Qualified Health Centers, and 15 birthing hospitals. The staff also performs case management to 183 prenatal hepatitis B clients and has worked with 25,000 WIC clients since 2005 to establish medical homes and/or other vital human services.

Stephen L. Williams, M.Ed., M.P.A. Director, Houston Health Department

Prior Council Action:

Amount of Funding:

\$3,349,761.00 Federal Government - Fund (5000)

Contact Information:

Porfirio Villarreal

Telephone: 832-393-5041 Cell: 713-826-5695

ATTACHMENTS:

Description

Signed Cover Sheet

Type

Signed Cover sheet



Meeting Date: 5/1/2018 ALL Item Creation Date: 4/13/2018

HHD - CDC Immunization

Agenda Item#: 6,

Background:

The Houston Health Department (HHD) requests City Council approval of an ordinance authorizing a grant application to the Center of Disease Control (CDC) for the Clty's Immunization and Vaccines for Children Program. The project period is from July 1, 2018 to June 10, 2019. The grant application amount is \$3,349,761.00.

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Stephen L. Williams, M.Ed., M.P.A. Director, Houston Health Department

Prior Council Action: 01-16-2013;2013-0037

Amount of Funding: \$3,349,761.00

Federal Government - Fund (5000)

Contact Information:

Porfirio Villarreal Telephone: 832-393-5041 713-826-5695

Cell:



Meeting Date: 5/1/2018 District I Item Creation Date: 4/5/2018

HAS - Reimbursable Agreement with FAA for the Construction-Relocation of RTR-D Antenna at Hobby Airport

Agenda Item#: 23.

Summary:

ORDINANCE appropriating \$2,327,112.88 out of Airports Improvement Fund and approving and authorizing Reimbursable Agreement between the City of Houston and the **FEDERAL AVIATION ADMINISTRATION** for Construction-Relocation of Remote Transmitter Receiver D Antenna at William P. Hobby Airport (Project No. 792D) - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION:

Enact an ordinance appropriating \$2,327,112.88 for a Reimbursable Agreement between the City of Houston and the Federal Aviation Administration (FAA) for the Construction-Relocation of FAA Remote Transmitter Receiver (RTR) "D" Antenna at William P. Hobby Airport (HOU). 792D (WBS # A-000637-0009-4-01-01) AJW-FN-CSA-17-SW-001709

SPECIFIC EXPLANATION:

The Federal Aviation Administration (FAA) has determined that the construction of a new hangar by Southwest Airlines will impact the functionality of the Navigational Facilities at William P. Hobby Airport (HOU). The FAA also requires that Reimbursable Agreements be made with another governmental entity which prevents the FAA from contracting with Southwest Airlines directly. In order to facilitate this project, the City of Houston will contract with the FAA on behalf of Southwest Airlines, from which expenses will be recovered.

On January 17, 2018, Houston City Council approved Ordinance 2018-0038 which appropriated \$99,878.71 and approved and authorized a Reimbursable Agreement between the City of Houston and the FAA for the Design Review associated with the relocation of the Remote Transmitter Receiver (RTR) "D" Antenna (RTR-D) at HOU.

It is now requested that City Council approve the Reimbursable Agreement between the City of Houston and the FAA for the Construction-Relocation of RTR-D at HOU.

Project Costs:

The estimated FAA costs associated with this Agreement are as follows:

DESCRIPTION OF REIMBURSABLE ITEM	ESTIMATED COST
Labor	
Engineering Support WB4020	\$240,038.00
Environmental WB4030	\$10,331.00
Construction Oversight RE Services WB4050	\$125,670.00
Electronics Equipment Installation WB4060	\$646,576.00
Labor Subtotal	\$1,022,615.00
Labor Overhead	\$161,914.04
Total Labor	\$1,184,529.04
Non-Labor	
Travel WB4010, WB4020, WB4030, WB4050, WB4060	\$167,458.00
Environmental WB4030	\$7,500.00
Electronic/Construction Materials WB4060	\$882,990.00
Non-Labor Subtotal	\$1,057,948.00
Non-Labor Overhead	\$84,635.84
Total Non-Labor	\$1,142,583.84
TOTAL ESTIMATED COST	\$2,327,112.88

Within the above-described amount are the costs associated with the purchase and installation of 42 radios crucial to the relocation of the RTR-D. Additionally, a longer duct bank is being constructed for the RTR-D which will provide a fiber optic connection to the network of other FAA facilities on the airport.

Capital Project Information:

See attached Form A.

Fiscal Note:

This item is considered to be a capital project. This appropriation is for the Construction-Relocation of FAA Remote Transmitter Receiver (RTR) "D" Antenna at William P. Hobby Airport (HOU).

There is no impact to the FY18 Adopted Operating Budget for this item. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078 as an Operating Budget Item.

Director's Signature:	Additional Approval:		
Mario C. Diaz Houston Airport System	Andy Icken Chief Development Officer		

Prior Council Action:

01/17/18 (O) 2018-0038

Prior Appropriations:

\$99,878.71 HAS Airport Improvement Fund (8011)

Amount of Funding:

\$2,327,112.88 HAS Airport Improvement Fund (8011)

Contact Information:

Todd Curry 281/233-1896 Bob Barker 281/233-1953

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet



Meeting Date: District I Item Creation Date: 4/5/2018

HAS - Reimbursable Agreement with FAA for the Construction-Relocation of RTR-D
Antenna at Hobby Airport

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance appropriating \$2,327,112.88 for a Reimbursable Agreement between the City of Houston and the Federal Aviation Administration (FAA) for the Construction-Relocation of FAA Remote Transmitter Receiver (RTR) "D" Antenna at William P. Hobby Airport (HOU). 792D (WBS # A-000637-0009-4-01-01) AJW-FN-CSA-17-SW-001709

SPECIFIC EXPLANATION:

The Federal Aviation Administration (FAA) has determined that the construction of a new hangar by Southwest Airlines will impact the functionality of the Navigational Facilities at William P. Hobby Airport (HOU). The FAA also requires that Reimbursable Agreements be made with another governmental entity which prevents the FAA from contracting with Southwest Airlines directly. In order to facilitate this project, the City of Houston will contract with the FAA on behalf of Southwest Airlines, from which expenses will be recovered.

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It is now requested that City Council approve the Reimbursable Agreement between the City of Houston and the FAA for the Construction-Relocation of RTR-D at HOU.

Project Costs:

The estimated FAA costs associated with this Agreement are as follows:

DESCRIPTION OF REIMBURSABLE ITEM	ESTIMATED COST
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Environmental WB4030	\$10,331.00
Construction Oversight RE Services WB4050	\$125,670.00
Electronics Equipment Installation WB4060	\$646,576.00
Labor Subtotal	\$1,022,615.00
Labor Overhead	\$161,914.04
Total Labor	\$1,184,529.04
Non-Labor	
Travel WB4010, WB4020, WB4030, WB4050,	\$167.450.00
WB4060	\$167,458.00
Environmental WB4030	\$7,500.00
Electronic/Construction Materials WB4060	\$882,990.00
Non-Labor Subtotal	\$1,057,948.00
Non-Labor Overhead	\$84,635.84
Total Non-Labor	\$1,142,583.84
TOTAL ESTIMATED COST	\$2,327,112.88

Within the above-described amount are the costs associated with the purchase and installation of 42 radios crucial to the relocation of the RTR-D. Additionally, a longer duct bank is being constructed for the RTR-D which will provide a fiber optic connection to the network of other FAA facilities on the airport.

Capital Project Information:

See attached Form A.

Fiscal Note:

This item is considered to be a capital project. This appropriation is for the Construction-Relocation of FAA Remote Transmitter Receiver (RTR) "D" Antenna at William P. Hobby Airport (HOU).

There is no impact to the FY18 Adopted Operating Budget for this item. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078 as an Operating Budget Item.

Director's Signature:

Additional Approval:

Andy Icken

Houston Airport System

Chief Development Officer

Prior Council Action:

01/17/18 (O) 2018-0038

Prior Appropriations:

\$99,878.71 HAS Airport Improvement Fund (8011)

Amount of Funding:

\$2,327,112.88 HAS Airport Improvement Fund (8011)

Contact Information:

Todd Curry

281/233-1896

Bob Barker

281/233-1953



Meeting Date: 5/1/2018 ALL

Item Creation Date: 4/16/2018

ARA - Request to Suspend the Effective Date of the Federal Tax Change Credit Rider filed by Aqua Texas and Establishing Interim Rates

Agenda Item#: 24.

Summary:

ORDINANCE relating to the Retail Water and Sewer Rates of AQUA TEXAS, INC, AQUA UTILITIES, INC, and AQUA DEVELOPMENT, INC d/b/a AQUA TEXAS ("AQUA TEXAS"); suspending for ninety days the effective date of the Federal Tax Change Credit Rider filed by Aqua Texas; establishing interim rates that shall constitute the legal rates of Aqua Texas until changed as provided by the Texas Water Code

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance suspending for ninety days the implementation of the Federal Tax Change Credit Rider (FTCCR) filed by Aqua Texas, Inc., Aqua Utilities, Inc. and Aqua Development, Inc. d/b/a Aqua Texas (Aqua Texas); and also establishing interim rates.

Aqua Texas is an investor owned water/wastewater utility (IOU) with exclusive authority to provide water and sewer services to Houston customers within its certificated service areas as granted under Certificate of Convenience (CCN) No. 13203. Aqua Texas serves approximately 38 customers (water only) located in Kingwood's Oak Manor subdivision (Council District E) and the 58 customers (sewer only) located in West by Northwest Park (Council District A). The Oak Manor and Brittmoore Systems are included in Aqua Texas' Southeast Region. CCNs are issued by the Public Utility Commission of Texas (PUC) and are granted for an indefinite period of time. The City of Houston exercises original jurisdiction over Aqua Texas' rates under the provisions of the Texas Water Code for customers within city limits.

On April 11, 2018, Aqua Texas filed a minor tariff change application for a Federal Tax Change Credit Rider. Aqua Texas filed a similar request with the PUC for customers located in the environs areas. Based on the information in the Company's FTCCR, Aqua Texas seeks to decrease rates as follows:

Effective Period	Water Rates	Sewer Rates
May 1, 2018 through December	6.38% Decrease	6.94% Decrease
31, 2018		
January 1, 2019 until changed	4.58% Decrease	4.99% Decrease

The percentage rate decrease will be applied to all monthly minimum charges, gallonage charges and the regional pass-through gallonage charge. The specific rate impact to Houston customers will vary

by service, meter size and gallons used. The FTCCR will remain in effect until the next full base rate

proceeding, anticipated to be filed in 2020. This next rate case will incorporate the 21% corporate tax rate.

Aqua Texas is also proposing to apply the 2018 FTCCR rate decreases *immediately* to all service reflected on bills on or after May 1, 2018 as an interim, temporary, rate before final approval of the FTCCR by City Council.

Based on the information in the request, Aqua Texas developed the FTCCR as a means to immediately pass estimated savings resulting from the Federal Tax Cuts and Jobs Act of 2017 corporate income tax rate reduction to customers outside of a base rate proceeding. On December 22, 2017, Congress enacted the Tax Cuts and Jobs Act of 2017, which reduced the federal corporate income tax rate from 35% to 21%, effective January 1, 2018. This income tax reduction applies to investor-owned water and sewer utilities.

Pursuant to the Texas Water Code, Aqua Texas' request will take effect May 16, 2018 unless City Council adopts an ordinance suspending the proposed effective date. The City, as regulatory authority, is allowed to suspend the proposed effective date for 90 days — to August 14, 2018. A rate expert will be engaged to assist with the review and to prepare a final recommendation.

ARA recommends that City Council approve an ordinance suspending for ninety days the implementation of the Federal Tax Change Credit Rider filed by Aqua Texas, Inc., Aqua Utilities, Inc. and Aqua Development, Inc. d/b/a Aqua Texas (Aqua Texas); and establishing interim, temporary, rates to apply the 2018 FTCCR rate decreases *immediately* to all service reflected on bills on or after May 1, 2018.

Departmental Approval Authority:

Tina Paez, Director Other Authorization

Administration & Regulatory Affairs Department

Contact Information:

Lara Cottingham **Phone:** (832) 393-8503 **Phone:** (832) 393-8643

ATTACHMENTS:

Description Type

ARA - Request to Suspend the Effective Date of the Federal Tax Change Credit Rider filed by Aqua Texas and Establishing Interim Rates

Signed Cover sheet



Meeting Date: 5/1/2018 ALL

Item Creation Date: 04/17/18

ARA- Request to Suspend the Effective Date of the Federal Tax Change Credit Rider filed by Aqua Texas and Establishing
Interim Rates

Background

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance suspending for ninety days the implementation of the Federal Tax Change Credit Rider (FTCCR) filed by Aqua Texas, Inc., Aqua Utilities, Inc. and Aqua Development, Inc. d/b/a Aqua Texas (Aqua Texas); and also establishing interim rates.

Aqua Texas is an investor owned water/wastewater utility (IOU) with exclusive authority to provide water and sewer services to Houston customers within its certificated service areas as granted under Certificate of Convenience (CCN) No. 13203. Aqua Texas serves approximately 38 customers (water only) located in Kingwood's Oak Manor subdivision (Council District E) and the 58 customers (sewer only) located in West by Northwest Park (Council District A). The Oak Manor and Brittmoore Systems are included in Aqua Texas' Southeast Region. CCNs are issued by the Public Utility Commission of Texas (PUC) and are granted for an indefinite period of time. The City of Houston exercises original jurisdiction over Aqua Texas' rates under the provisions of the Texas Water Code for customers within city limits.

On April 11, 2018, Aqua Texas filed a minor tariff change application for a Federal Tax Change Credit Rider. Aqua Texas filed a similar request with the PUC for customers located in the environs areas. Based on the information in the Company's FTCCR, Aqua Texas seeks to decrease rates as follows:

Effective Period	Water Rates	Sewer Rates
May 1, 2018 through December 31, 2018	6.38% Decrease	6.94% Decrease
January 1, 2019 until changed	4.58% Decrease	4.99% Decrease

The percentage rate decrease will be applied to all monthly minimum charges, gallonage charges and the regional pass-through gallonage charge. The specific rate impact to Houston customers will vary by service, meter size and gallons used. The FTCCR will remain in effect until the next full base rate proceeding, anticipated to be filed in 2020. This next rate case will incorporate the 21% corporate tax rate.

Aqua Texas is also proposing to apply the 2018 FTCCR rate decreases *immediately* to all service reflected on bills on or after May 1, 2018 as an interim, temporary, rate before final approval of the FTCCR by City Council.

Based on the information in the request, Aqua Texas developed the FTCCR as a means to immediately pass estimated savings resulting from the Federal Tax Cuts and Jobs Act of 2017 corporate income tax rate reduction to customers outside of a base rate proceeding. On December 22, 2017, Congress enacted the Tax Cuts and Jobs Act of 2017, which reduced the federal corporate income tax rate from 35% to 21%, effective January 1, 2018. This income tax reduction applies to investor-owned water and sewer utilities.

Pursuant to the Texas Water Code, Aqua Texas' request will take effect May 16, 2018 unless City Council adopts an ordinance suspending the proposed effective date. The City, as regulatory authority, is allowed to suspend the proposed effective date for 90 days — to August 14, 2018. A rate expert will be engaged to assist with the review and to prepare a final recommendation.

ARA recommends that City Council approve an ordinance suspending for ninety days the implementation of the Federal Tax Change Credit Rider filed by Aqua Texas, Inc., Aqua Utilities, Inc. and Aqua Development, Inc. d/b/a Aqua Texas (Aqua Texas); and establishing interim, temporary, rates to apply the 2018 FTCCR rate decreases *immediately* to all service reflected on bills on or after May 1, 2018.

Departmental Approval Authority:

Tina Paez, Director

Administration & Regulatory

Affairs Department

Contact Information:
Lara Cottingham Phone: (832) 393-8503 Alisa Tally Phone: (832) 393-8643 Other Authorization



Meeting Date: 5/1/2018

Item Creation Date: 4/19/2018

LGL-Special Election

Agenda Item#: 25.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **HARRIS COUNTY** relating to the special election to be held on May 5, 2018; providing a maximum contract amount - \$130,000.00 - General Fund

Background: SPECIFIC EXPLANATION:

The City of Houston has a vacancy for Council District K and is required to hold an election to fill the vacancy within 120 days of the vacancy. The proposed ordinance approves the Agreement under which Harris County will conduct the special election to be held on Saturday May 5, 2018. Under the Agreement, the City will pay the expenses for polling locations, election personnel, and administrative costs. The sum of \$130,000.00 allocated in the ordinance is slightly above the amount of \$109,228.60 estimated by the Harris County Clerk's Office. If the final cost of the election exceeds the estimated cost, or in the event there is a need for a Runoff Election, and the amount allocated by the proposed ordinance is insufficient to pay the City's allocated share of such cost, Council approval will be requested for any additional amount needed to meet the City's obligation under the Agreement.

FISCAL NOTE:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

Anna Russell, City Secretary

Prior Council Action:

Amount of Funding: \$130,000.00 - GENERAL FUND

Contact Information:
Anna Russell
City Secretary - 832-393-1100

ATTACHMENTS	;
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Description

Type



Meeting Date: 5/1/2018 ALL Item Creation Date: 4/20/2018

HITS- ESignature Odrinance

Agenda Item#: 26.

Summary:

ORDINANCE authorizing the use of electronic signatures and electronic communications

Background:

SPECIFIC EXPLANATION:

The Chief Information Officer request City Council approve an ordinance that would authorize the use of electronic signatures and electronic communications at a City-wide level.

With the increased use of electronic communications by businesses and government entities, the ability to use electronic signatures and electronic communications by the City is necessary. Implementing the use of electronic signatures at a City-wide level will reduce costs, save time, streamline operations, increase flexibility and capability with mobile transactions, contribute towards paperless initiative, improve customer experience internally and externally, and promote consistency and interoperability across all City departments.

The Electronic Signatures in Global and National Commerce Act, 15 U.S.C.A 7001 (West 2000) preempted state laws that prohibited the use of electronic records and signatures and provided that should a state adopt the Uniform Electronic Transactions Act (UETA), then such state adoption of the UETA shall prevail over the Federal electronic Signatures in Global and National Commerce Act. Texas adopted the Texas Uniform Electronic Transaction Act. Tex. Bus & Com. Code Ann 322 et seq. (West 2009) which provides that if a law requires a signature, an electronic signature satisfies the law. Texas Government Code Section 2054.060 provides that digital signatures may be used to authenticate a written electronic communication sent to a local government if it complies with the rules adopted by the governing body of the local government. The use of certain forms of electronic signatures and communications require the adoption of rules consistent with those rules promulgated by the Texas State Department of Information Resources, to ensure the identification, security and confidentiality of these communications.

This Ordinance and modifications to Administrative Policy 8-6 will authorize, in accordance with the above applicable laws, the use of electronic signatures and electronic communications at a Citywide level for all document types, and will ensure the identification, security and confidentiality of those communications in compliance with the rules promulgated by the Texas State Department of Information Resources.

Lisa Kent, Chief Information Officer

Contact Information:

Somayya Scott

Phone: (832) 393-0082

ATTACHMENTS:

Description Type

Signed RCA Signed Cover sheet



Meeting Date: 5/1/2018 ALL Item Creation Date: 4/20/2018

HITS- ESignature Odrinance

Agenda Item#: 59.

Background:

SPECIFIC EXPLANATION:

The Chief Information Officer request City Council approve an ordinance that would authorize the use of electronic signatures and electronic communications at a City-wide level.

With the increased use of electronic communications by businesses and government entities, the ability to use electronic signatures and electronic communications by the City is necessary. Implementing the use of electronic signatures at a City-wide level will reduce costs, save time, streamline operations, increase flexibility and capability with mobile transactions, contribute towards paperless initiative, improve customer experience internally and externally, and promote consistency and interoperability across all City departments.

The Electronic Signatures in Global and National Commerce Act, 15 U.S.C.A 7001 (West 2000) preempted state laws that prohibited the use of electronic records and signatures and provided that should a state adopt the Uniform Electronic transactions Act (UETA), then such state adoption of the UETA shall prevail over the Federal electronic Signatures in Global and National Commerce Act. Texas adopted the Texas uniform Electronic Transaction Act, Tex. Bus & Com. Code Ann 322 et seq. (West 2009) which provides that if a law requires a signature, an electronic signature satisfies the law. Texas Government Code Section 2054.060 provides that digital signatures may be used to authenticate a written electronic communication sent to a local government if it complies with the rules adopted by the governing body of the local government. The use of certain forms of electronic signatures and communications require the adoption of rules consistent with those rules promulgated by the Texas State Department of Information Resources, to ensure the identification, security and confidentiality of these communications.

This Ordinance and modifications to Administrative Policy 8-6 will authorize, in accordance with the above applicable laws, the use of electronic signatures and electronic communications at a City-wide level for all document types, and will ensure the identification, security and confidentiality of those communications in compliance with the rules promulgated by the Texas State Department of Information Resources.

Lisa Kent, Chief Information Officer

Kis Kes

Prior Council Action:

Amount of Funding:

Contact Information:

Somayya Scott (832) 393-0082



Meeting Date: 5/1/2018 ALL Item Creation Date: 12/21/2017

T26212 - Online Property Crimes Database Subscription Services - ORDINANCE

Agenda Item#: 27.

Summary:

ORDINANCE approving and authorizing contract between the City of Houston and **LEADSONLINE LLC** for Online Property Crimes Database Subscription Services for the Houston Police Department; providing a maximum contract amount - 3 Years with two one-year options - \$335,000.00 - General Fund

Background:

Request for Proposal received on November 9, 2017 for S33-T26212: Approve an ordinance awarding a professional services contract to LeadsOnline LLC in an amount not to exceed \$339,500.00 for an Online Property Crimes Database Subscription Services for the Houston Police Department (HPD).

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year professional services contract**, **with two one-year option** to **LeadsOnline LLC**, in an amount not to exceed \$339,500.00 for Online Property Crimes Database Subscription Services for the Houston Police Department. The Chief of the Houston Police Department and/or The Chief Procurement Officer may terminate this contract at any time upon thirty (30) days written notice to the contractor.

The scope of work requires the contractor to provide an online database that tracks items sold to scrap metal businesses and compare it to items that have been reported stolen from construction sites, public utilities, churches, businesses and residences.

The contractor will also provide HPD staff with access to its Metal Theft Investigation System including access via its website to confidential dealer data reported by scrap metal dealers in the Continental United States exclusively for use by Law Enforcement Agencies to enable HPD staff to identify merchandise and persons suspected in crimes against property or in crimes against persons in which such property is involved. The Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, proposals were received from: LeadsOnline LLC and Rapid (Business Watch). The evaluation committee consisted of members from Houston Police Department.

The proposals were evaluated based upon the following criteria:

- 1. Responsiveness
- 2. Technical Competence
- 3. Price Proposal

After a detailed evaluation, LeadsOnline LLC received the highest overall score. The Houston Police Department is confident that LeadsOnline LLC is well qualified to perform the required services as outlined in

M/WBE Subcontracting:

Zero-Percentage Goal document approved by the Office of Business Opportunity.

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor will provide health benefits to eligible employees in compliance with City policy.

Hire Houston First (HHF):

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, LeadsOnline LLC is not a designated HHF company, but they were the successful awardee without application of the HHF preference.

Fiscal Note:

Funding for this item is included in the FY 2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance 2014-1078.

Jerry Adams, Chief Procurement Officer

Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Police Department	\$61,970.00	\$277,530.00	\$339,500.00

Amount of Funding:

\$339,500.00 - General Fund (1000)

Contact Information:

NAME:	DEPT./DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Conley Jackson, Sr. Procurement Specialist	FIN/SPD	(832) 393-8733
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779
Frank Rodriguez, Police Administrator	HPD	(713) 308-1700

ATTACHMENTS:

Description Type

Cover sheet Signed Cover sheet



Meeting Date: ALL

Item Creation Date: 12/21/2017

T26212 - Online Property Crimes Database Subscription Services - ORDINANCE

Agenda Item#:

Background:

Request for Proposal received on November 9, 2017 for S33-T26212: Approve an ordinance awarding a professional services contract to LeadsOnline LLC in an amount not to exceed \$339,500.00 for an Online Property Crimes Database Subscription Services for the Houston Police Department (HPD).

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a three-year professional services contract, with two one-year option to LeadsOnline LLC, in an amount not to exceed \$339,500.00 for Online Property Crimes Database Subscription Services for the Houston Police Department. The Chief of the Houston Police Department and/or The Chief Procurement Officer may terminate this contract at any time upon thirty (30) days written notice to the contractor.

The scope of work requires the contractor to provide an online database that tracks items sold to scrap metal businesses and compare it to items that have been reported stolen from construction sites, public utilities, churches, businesses and residences.

The contractor will also provide HPD staff with access to its Metal Theft Investigation System including access via its website to confidential dealer data reported by scrap metal dealers in the Continental United States exclusively for use by Law Enforcement Agencies to enable HPD staff to identify merchandise and persons suspected in crimes against property or in crimes against persons in which such property is involved.

The Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, proposals were received from: LeadsOnline LLC and Rapid (Business Watch). The evaluation committee consisted of members from Houston Police Department.

The proposals were evaluated based upon the following criteria:

- 1. Responsiveness
- 2. Technical Competence
- 3. Price Proposal

After a detailed evaluation, LeadsOnline LLC received the highest overall score. The Houston Police Department is confident that LeadsOnline LLC is well qualified to perform the required services as outlined in the RFP.

M/WBE Subcontracting:

Zero-Percentage Goal document approved by the Office of Business Opportunity.

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor will provide health benefits to eligible employees in compliance with City policy.

Hire Houston First (HHF):

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, LeadsOnline LLC is not a designated HHF company, but they were the successful awardee without application of the HHF preference.

Fiscal Note

Funding for this item is included in the FY 2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Den:	artme	nt Ano	roval A	uthority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Police Department	\$61,970.00	\$277,530.00	\$339,500.00

Amount of Funding: \$339,500.00 - General Fund (1000)

Contact Information:

NAME:	DEPT./DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Conley Jackson, Sr. Procurement Specialist	FIN/SPD	(832) 393-8733
Clifton Journet III, Executive Analyst	HPD	(713) 308-1779
Frank Rodriguez, Police Administrator	HPD	(713) 308-1700

ATTACHMENTS:

Description	Туре
<u>MWBE</u>	Backup Material
MWBE Narrative	Backup Material
Affidavit of Ownership	Backup Material
Fair Campaign	Backup Material
<u>Funding</u>	Backup Material
Form B	Backup Material
tax	Backup Material



Meeting Date: 5/1/2018 ALL

Item Creation Date: 3/5/2018

T24384-A1- High-Capacity Fiber Circuit Services - ORDINANCE

Agenda Item#: 28.

Summary:

ORDINANCE amending Ordinance No. 2013-0365 (Passed by Council on May 1, 2013) and approving and authorizing first amendment to contract between the City of Houston and PS LIGHTWAVE INC, dba PURE SPEED LIGHTWAVE PLW (Formerly known as Phonoscope Light Wave, Inc), to increase the maximum contract amount and extend the contract between the contract term for High-Capacity Fiber Circuit Services for the Houston Information Technology Services Department - \$4,168,061.34 - Central Service Revolving Fund

Background:

\$72-T24384-A1 - Approve an amending ordinance authorizing a first amendment Contract No. 4600011954 between the City of Houston and PS Lightwave Inc., DBA Pure Speed Lightwave PLW (formerly known as Phonoscope Light Wave, Inc.) to extend the contract term from May 14, 2018 to May 13, 2019 and to increase the maximum contract amount from \$10,480,000.00 to \$14,648,061.34 for High-Capacity Fiber Circuit Services for the Houston Information Technology Services.

Specific Explanation:

The Chief Information Officer (CIO) and the Chief Procurement Officer (CPO) recommend that City Council approve an amending ordinance authorizing a first amendment Contract between the City of Houston and PS Lightwave Inc., DBA Pure Speed Lightwave PLW (formerly known as Phonoscope Light Wave, Inc.) to extend the contract term from May 14, 2018 to May 13, 2019 and to increase the maximum contract spend from \$10,480,000.00 to \$14,648,061.34 for High-Capacity Fiber Circuit Services for the Houston Information Technology Services.

This contract was awarded on May 1, 2013 by Ordinance No. 2013-0365, for a three-year professional services contract with two one-year renewal options in the original amount of \$10,480,000.00. Expenditures as of April 9, 2018 totaled \$9,879,010.93. The contract provides the voice and data network connectivity to data centers and internet resources for all City departments at 261 facilities. The contract allows the City to increase bandwidth and add/change circuits to accommodate the City's changing technology needs as new buildings or systems are activated, particularly as more web-based services are adopted.

The term extension and contract spending authority increase are being requested to delay circuit transition to occur after the City's enterprise network re-design, which will change the location and size

requirements for various circuits. The re-design project will evaluate City-owned fiber optic cabling assets that could be utilized in lieu of leased-lines. In addition, it will allow time to complete the

solicitation process to identify and award high-capacity fiber circuit services agreements. The solicitation currently in progress will provide the City further flexibility to bundle services for improved volume discounts, as well as options to diversify vendors for improved network resiliency.

The item was presented at TTI Committee on April 16, 2018.

The scope of work requires the contractor to provide all labor, materials, supervision, circuits, network monitoring and support, and performance reporting on circuit usage for the City network. The contractor will also be responsible for providing existing and future high-bandwidth circuits that connect to the City's network.

M/WBE Participation:

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority				
DEPARTMENT FY2018 OUT YEARS				
Houston Information Technology Services	\$0.00	\$4,168,061.34	\$4,168,061.34	

Prior Council Action:

Ord.2013-0365. Passed on 5/1/2013

Amount of Funding:

\$4,168,061.34 - Central Service Revolving Fund(1002)

Contact Information:

NAME	DEPARTMENT/DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Yvette Smith, Sr. Procurement	FIN/SPD	(832) 393-8765
Specialist		
Somayya Scott, Chief of Staff	HITS	(832) 393-0082

ATTACHMENTS:

Description

RCA#T24384-A1 - PS LIghtwave, Inc. M/WBE Waiver

Type
Signed Cover sheet
Backup Material



Meeting Date: 4/24/2018 ALL Item Creation Date: 3/5/2018

T24384-A1- High-Capacity Fiber Circuit Services - ORDINANCE

Agenda Item#: 26.

Background:

S72-T24384-A1 - Approve an amending ordinance authorizing a first amendment Contract No. 4600011954 between the City of Houston and PS Lightwave Inc., DBA Pure Speed Lightwave PLW (formerly known as Phonoscope Light Wave, Inc.) to extend the contract term from May 14, 2018 to May 13, 2019 and to increase the maximum contract amount from \$10,480,000.00 to \$14,648,061.34 for High-Capacity Fiber Circuit Services for the Houston Information Technology Services.

Specific Explanation:

The Chief Information Officer (CIO) and the Chief Procurement Officer (CPO) recommend that City Council approve an amending ordinance authorizing a first amendment Contract between the City of Houston and PS Lightwave Inc., DBA Pure Speed Lightwave PLW (formerly known as Phonoscope Light Wave, Inc.) to extend the contract term from May 14, 2018 to May 13, 2019 and to increase the maximum contract spend from \$10,480,000.00 to \$14,648,061.34 for High-Capacity Fiber Circuit Services for the Houston Information Technology Services.

This contract was awarded on May 1, 2013 by Ordinance No. 2013-0365, for a three-year professional services contract with two one-year renewal options in the original amount of \$10,480,000.00. Expenditures as of April 9, 2018 totaled \$9,879,010.93. The contract provides the voice and data network connectivity to data centers and internet resources for all City departments at 261 facilities. The contract allows the City to increase bandwidth and add/change circuits to accommodate the City's changing technology needs as new buildings or systems are activated, particularly as more web-based services are adopted.

The term extension and contract spending authority increase are being requested to delay circuit transition to occur after the City's enterprise network re-design, which will change the location and size requirements for various circuits. The re-design project will evaluate City-owned fiber optic cabling assets that could be utilized in lieu of leased-lines. In addition, it will allow time to complete the solicitation process to identify and award high-capacity fiber circuit services agreements. The solicitation currently in progress will provide the City further flexibility to bundle services for improved volume discounts, as well as options to diversify vendors for improved network resiliency.

The item was presented at TTI Committee on April 16, 2018.

The scope of work requires the contractor to provide all labor, materials, supervision, circuits, network monitoring and support, and performance reporting on circuit usage for the City network. The contractor will also be responsible for providing existing and future high-bandwidth circuits that connect to the City's network.

M/WBE Participation:

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority				
DEPARTMENT FY2018 OUT YEARS TOTAL				
Houston Information Technology Services	\$0.00	\$4,168,061.34	\$4,168,061.34	

Prior Council Action:

Ord.2013-0365, Passed on 5/1/2013

Amount of Funding:

\$4,168,061.34 - Central Service Fund(1002)

Contact Information:

NAME	DEPARTMENT/DIVISION	PHONE
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723
Yvette Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8765
Somayya Scott, Chief of Staff	HITS	(832) 393-0082

ATTACHMENTS:

Description	Туре
Form B	Backup Material
Ord. 2013-065	Backup Material
RCA 9627	Backup Material
Original Executed Contract	Backup Material
M/WBE Waiver	Backup Material
Affidavit of Ownership	Backup Material
Cert of Funds	Financial Information
HITS approved RCA	Backup Material





Interoffice

Finance & Administration Department Strategic Purchasing Division (SPD)

Correspondence

To: Kevin M. Coleman, C.P.M. Assistant Purchasing Agent	From: Greg Hubbard
Assistant Futchasting Agent	Date: December 1, 2009
	Subject: MWBE Participation Form
	Subject: MWBE Participation Form
I am requesting a <u>waiver</u> of the MWBE Goal: Yes No [Type of Solicitation: Bid Proposal 🛛
I am requesting a MWBE goal below 11% (To be completed by SPD, and prio	r to advertisement): Yes 🛛 No 🔲
I am requesting a <u>revision</u> of the MWBE Goal: Yes \(\square\) No \(\sqrt{\operation}\)	Original Goal: New Goal:
If requesting a revision, how many solicitations were received:	
Solicitation Number: S10-T23490	Estimated Dollar Amount: \$2,000,000.00
Anticipated Advertisement Date: 12/11/2009 S	folicitation Due Date: 1/15/2010
Goal On Last Contract: 0%	Vas Goal met; Yes ⊠ No □
If goal was not met, what did the vendor achieve:	,
Name and Intent of this Solicitation: Fiber Circuits Services	
Rationale for requesting a Waiver or Revision (Zero percent goal or re (To be completed by SPD)	evision after advertisement):
It is recommended that the MWBE subcontracting goal be waived fo Information Technology Department. The services that will be provide intangible access to high-speed circuits that the City utilizes to transfe Departments to the City's core network nodes. The core networks and demands and transmission speeds at reduced costs through the effective technologies. This requirement excludes any opportunity to capture I zero-percent (0%) MWBE goal is being sought.	ded in this RFP are not divisible, and are er voice and data packet from the City e designed to address increasing bandwidth ve use of Ethernet services and fiber optic
SPD Initiator Robert Gallegos, Deputy Assistant Director	Dough Alexander Division Manager Acrin Islamur & Kevin M. Coleman, C.P.M.
*Affirmative Action	Assistant Purchasing Agent

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.

File location: http://choice.net/spd/forms.html



Meeting Date: 5/1/2018 ALL Item Creation Date: 3/29/2018

110111 010duo11 Date: 0/20/2010

L26524 - Zika Abatement Debris Removal Services-ORDINANCE

Agenda Item#: 29.

Summary:

ORDINANCE awarding contract to **NOLA CONSTRUCTION & DEVELOPMENT GROUP, LLC** for Zika Abatement Debris Removal Services for the Solid Waste Management Department \$500,000.00 - Grant Funds

Background:

Formal Bids Received March 1, 2018 for S60-L26524 - Approve an ordinance awarding a contract to NOLA Construction & Development Group, LLC in an amount not to exceed \$500,000.00 for Zika Abatement Debris Removal Services for the Solid Waste Management Department.

Specific Explanation:

The Director of Solid Waste Management Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **one-year contract** to **NOLA Construction & Development Group, LLC** on its low bid meeting specifications for Zika Abatement Debris Removal Services in the amount not to exceed \$500,000.00 for the Solid Waste Management Department (SWMD).

The total contract award is more than the total quantities advertised and shown on the bid tabulation below. The SWMD established the services to be accomplished for Zika Abatement Debris Removal which consist of loading and hauling illegally dumped debris such as vegetative debris collected from public or private rights-of-way and construction and demolition debris collected from designated work zones to be properly disposed in approved landfills. The contractor shall be compensated by the cubic yard. A range of miles distant to the disposal site has been established. Compensation shall be by cubic yard within the applicable range of miles to the disposal site. This causes a difference in the dollar amount on the tabulation and award amount, which is based on predictable expenditures. Personnel from the Strategic Procurement Division talked with representatives from the Contractor to discuss the scope of work as well as the City's intent to award a contract based on actual expenditure predictions rather than bid tabulation totals. The Contractor confirmed, in writing, that they would accept the contract at the unit prices bid for the recommended award amounts.

The scope of work requires the contractor provide all labor, tools, equipment, specialized equipment and materials to remove, load and haul illegally dumped debris from public property and the public rights-of-way within the City limits and properly dispose of them into the approved landfills. The

Contractor must coordinate with other contractors, city officials and parties as directed by the SWMD. Upon notification from the department, the contractor must provide a two-person management team on-

site to participate in advance recovery preparations. At the Director's option, the scope of work may be expanded to include public parks, other recreational areas, drainage structures, channels and reservoirs.

This Invitation to Bid (ITB) was advertised in accordance with the requirements of the State of Texas bid laws. Thirty-five prospective bidders downloaded the solicitation document from SPD's e-bidding website, and five bids were received as outlined below:

Company

1. NOLA Construction & Development Group, LLC \$ 363,458.75

2. Hamm's Construction, Inc. \$ 591,286.75 3. I & M Transport LLC \$ 711,292.00

4. DRC Emergency Services, LLC \$ 960,062.00

5. Yes America Now, Inc. \$1,172,000.00

M/WBE Subcontracting:

This invitation to bid was issued as a goal-oriented contract with an 11% M/WBE participation level. NOLA Construction & Development Group LLC has designated the below-named company as its certified M/WBE subcontractor.

NameType of WorkDollar AmountPercentageP L Consultants, LLCDebris Removal Services\$ 55,000.0011%

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

Hire Houston First:

The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case NOLA Construction & Development Group, LLC does not meet the requirements for HHF designation; no HHF firms were within three-percent.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy ord. 2014-1078.

Jerry Adams, Chief Procurement Officer

Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	TOTAL		
Solid Waste Management Department	\$350,000.00	\$150,000.00	\$500,000.00

Amount of Funding:

\$500,000.00

Federal Government-Grant Fund Fund 5000

Contact Information:

Richard Morris 832.393.8736 Raquel S. Rosa 832.393.8798 Joanne Song 832.393.0484

ATTACHMENTS:

Description Type

L26524 - NOLA Construction & Development Group, LLC Signed Cover sheet



Meeting Date: 5/1/2018 ALL Item Creation Date: 3/29/2018

L26524 - Zika Abatement Debris Removal Services-ORDINANCE

Agenda Item#: 61.

Background:

Formal Bids Received March 1, 2018 for S60-L26524 - Approve an ordinance awarding a contract to NOLA Construction & Development Group, LLC in an amount not to exceed \$500,000.00 for Zika Abatement Debris Removal Services for the Solid Waste Management Department.

Specific Explanation:

The Director of Solid Waste Management Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a one-year contract to NOLA Construction & Development Group, LLC on its low bid meeting specifications for Zika Abatement Debris Removal Services in the amount not to exceed \$500,000.00 for the Solid Waste Management Department (SWMD).

The total contract award is more than the total quantities advertised and shown on the bid tabulation below. The SWMD established the services to be accomplished for Zika Abatement Debris Removal which consist of loading and hauling illegally dumped debris such as vegetative debris collected from public or private rights-of-way and construction and demolition debris collected from designated work zones to be properly disposed in approved landfills. The contractor shall be compensated by the cubic yard. A range of miles distant to the disposal site has been established. Compensation shall be by cubic yard within the applicable range of miles to the disposal site. This causes a difference in the dollar amount on the tabulation and award amount, which is based on predictable expenditures. Personnel from the Strategic Procurement Division talked with representatives from the Contractor to discuss the scope of work as well as the City's intent to award a contract based on actual expenditure predictions rather than bid tabulation totals. The Contractor confirmed, in writing, that they would accept the contract at the unit prices bid for the recommended award amounts.

The scope of work requires the contractor provide all labor, tools, equipment, specialized equipment and materials to remove, load and haul illegally dumped debris from public property and the public rights-of-way within the City limits and properly dispose of them into the approved landfills. The Contractor must coordinate with other contractors, city officials and parties as directed by the SWMD. Upon notification from the department, the contractor must provide a two-person management team on-site to participate in advance recovery preparations. At the Director's option, the scope of work may be expanded to include public parks, other recreational areas, drainage structures, channels and reservoirs.

This Invitation to Bid (ITB) was advertised in accordance with the requirements of the State of Texas bid laws. Thirty-five prospective bidders downloaded the solicitation document from SPD's e-bidding website, and five bids were received as outlined below:

Company	To	<u>tal Amount</u>
1. NOLA Construction & Development Group, LLC	\$	363,458.75
2. Hamm's Construction, Inc.	\$	591,286.75
3. I & M Transport LLC	\$	711,292.00
4. DRC Emergency Services, LLC	\$	960,062.00
5. Yes America Now, Inc.	\$1	,172,000.00

M/WBE Subcontracting:

This invitation to bid was issued as a goal-oriented contract with an 11% M/WBE participation level. NOLA Construction & Development Group LLC has designated the below-named company as its certified M/WBE subcontractor.

<u>Name</u>	Type of Work	<u>Dollar Amount</u>	<u>Percentage</u>
P L Consultants, LLC	Debris Removal Services	\$ 55,000.00	11%

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

Hire Houston First:

The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case NOLA Construction & Development Group, LLC does not meet the requirements for HHF designation; no HHF firms were within three-percent.

Fiscal Note

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy ord. 2014-1078.

Jerry Adams/Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority				
DEPARTMENT FY2018 OUT YEARS TOTAL				
Solid Waste Management Department	\$350,000.00	\$150,000.00	\$500,000.00	

Amount of Funding:

\$500,000.00

Federal Government-Grant Fund Fund 5000

Contact Information:

Richard Morris 832.393.8736 Raquel S. Rosa 832.393.8798 Joanne Song 832.393.0484

ATTACHMENTS:

Description	Туре
MWBE Document	Backup Material
<u>Bid Tab</u>	Backup Material
Affidavit of Ownership	Backup Material
Funding Document (Attachment A)	Backup Material
Form A (Fair Campaing Ordinance)	Backup Material
Pay or Play 2	Backup Material
Pay or Play 3	Backup Material
Form B	Backup Material
Tax Statemenmt	Backup Material



Meeting Date: 5/1/2018
District B
Item Creation Date:

20JDF36/PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVMENTS PROJECT

Agenda Item#: 30.

Summary:

ORDINANCE finding and determining public convenience and necessity for the acquisition of real property interests in connection with the public improvement project known as the Pinewood Village South Area Drainage and Paving Improvements Project; authorizing the acquisition, by gift, dedication, purchase, or eminent domain proceedings, of the fee simple title or street easement in and to one parcel of land required for the Project, being situated in the W.J. Foster Survey, Abstract No. 279, in Houston, Harris County, Texas; authorizing payment of the costs of such acquisition, including the purchase price for the property interest and costs associated with relation assistance, appraisals, title policies/services, recordation of instruments, and eminent domain proceedings - **DISTRICT B - DAVIS**

Background:

SUBJECT: Recommendation that an ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

_

RECOMMENDATION: (Summary)

An ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

SPECIFIC EXPLANATION:

Houston Public Works is requesting that an ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase or condemnation. This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities. The project will be designed and constructed to improve drainage of streets and reduce the risk of structural flooding.

This action authorizes payment for costs of land purchases/condemnations, relocation assistance expenses, appraisal fees, title policies/services, recording fees and other acquisition costs in connection with negotiations to settle purchases; finds a public necessity for the project; and

approves and authorizes the condemnation of the land and improvements thereon. If negotiations to acquire the property cannot be concluded as a dedication or purchase or for any reason for which acquisition by condemnation is warranted, this action authorizes the City Attorney to file or cause Eminent Domain proceedings to be filed and acquire land, rights-of-way and/or easements for said purposes and authorizes payment for the Award of Special Commissioners and court costs associated with condemnation proceedings. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are finalized. This will expedite the process of acquiring land, rights-of-way and/or easements in support of the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works
WBS M-410021-0001-2

Prior Council Action:

Ordinance No. 2017-373, passed May 24, 2017

Contact Information:

Darrin Ward Acting Senior Assistant Director - Real Estate Services (832) 395-3154

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet



Meeting Date: District B Item Creation Date:

20JDF36/PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVMENTS PROJECT

Agenda Item#:

Background:

SUBJECT: Recommendation that an ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

RECOMMENDATION: (Summary)

An ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

SPECIFIC EXPLANATION:

Houston Public Works is requesting that an ordinance for the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase or condemnation. This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities. The project will be designed and constructed to improve drainage of streets and reduce the risk of structural flooding.

This action authorizes payment for costs of land purchases/condemnations, relocation assistance expenses, appraisal fees, title policies/services, recording fees and other acquisition costs in connection with negotiations to settle purchases; finds a public necessity for the project; and approves and authorizes the condemnation of the land and improvements thereon. If negotiations to acquire the property cannot be concluded as a dedication or purchase or for any reason for which acquisition by condemnation is warranted, this action authorizes the City Attorney to file or cause Eminent Domain proceedings to be filed and acquire land, rights-of-way and/or easements for said purposes and authorizes payment for the Award of Special Commissioners and court costs associated with condemnation proceedings. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are finalized. This will expedite the process of acquiring land, rights-of-way and/or easements in support of the PINEWOOD VILLAGE SOUTH AREA DRAINAGE AND PAVING IMPROVEMENTS PROJECT.

¢arol∕Éllinger Haddock, P.E.

Director

Houston Public Works WBS M-410021-0001-2

Prior Council Action:

Ordinance No. 2017-373, passed May 24, 2017

Contact Information:

Darrin Ward Acting Senior Assistant Director - Real Estate Services (832) 395-3154

ATTACHMENTS:

Description
SURVEYS and METES AND BOUNDS
LOCATION MAP
ORDINANCE 2017-373

Type

Backup Material Backup Material Backup Material



Meeting Date: 5/1/2018 District K Item Creation Date: 4/2/2018

20PKC22 Advance Funding Agreement / TxDOT

Agenda Item#: 31.

Summary:

ORDINANCE approving and authorizing an Advanced Funding Agreement between the City of Houston and **TEXAS DEPARTMENT OF TRANSPORTATION** for Bridge Replacement or Rehabilitation off the State System, Grapevine Street Bridge at HCFCD DITCH (Approved by Resolutions 2017-0017, 2016-0015, 2015-0046) - **DISTRICT K - VACANT**

Background:

SUBJECT: Advance Funding Agreement between the City of Houston and Texas Department of Transportation (TxDOT) for Bridge Replacement or Rehabilitation Off the State System, Grapevine Street Bridge at HCFCD Ditch.

RECOMMENDATION: Adopt an ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and TxDOT.

PROJECT NOTICE/JUSTIFICATION: The Federal Off-System Bridge Program is administered by TxDOT to replace or rehabilitate structurally deficient and functionally obsolete bridges located on public roads and streets not located in the designated state highway system.

<u>DESCRIPTION:</u> This project consists of rehabilitating or replacing the Grapevine Street Bridge at HCFCD Ditch.

LOCATION: This project is located in Key Map Grid 572N.

SCOPE OF THE AGREEMENT AND FEE: The Texas Administrative Code, Title 43, Section 15.55 provides that under specified conditions, the 10 percent local government match requirement may be waived if the local government performs an equivalent dollar amount of structural improvement work on another deficient bridge within its jurisdiction (Equivalent-Match Projects). The Texas Transportation Commission approved Minute Order Number 114264, dated May 28, 2015 for the reconstruction of the Grapevine Street Bridge under the Federal Off-System Bridge Program, hereinafter, referred to as "Participation Waived" Project. City Council, under Resolution No. 2015-0046 dated December 9, 2015, approved the request of a Waiver of Local Match. By Resolution No. 2016-0015 dated April 20, 2016, City Council amended the resolution to reflect the candidate location to the 6200 block of Tautenhahn Road. Under Resolution No. 2017-0017 dated April 19, 2017, City Council amended the original resolution to correct the Minute Order No. as authorized by the Texas Transportation Commission to Minute Order No. 114670 dated August 25, 2016. TxDOT has agreed to waive the local match and is prepared to

begin design on this project.

Bridge	Key Map No.	NBI Structure No.	Control Section Job No.	Council District
Grapevine Street at HCFCD Ditch	572N	12102B28193532	0912-72-354	К

Based on field investigations, the City of Houston has identified the following bridge as an appropriate candidate for the equivalent match under this program to receive the credit.

Location	Key Map No.	Council District
6200 Block of Tautenhahn	415S	В

The City proposes to replace an existing deficient wood bridge with a concrete culvert bridge. The new bridge will cost a total of approximately \$40,000.00. The local match participation required for the reconstruction of the Participation-Waived bridge is \$28,919.00.

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

ACTION RECOMMENDED: It is recommended that City Council adopt an ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and TxDOT.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS No. N-240005-0001-7

Prior Council Action:

Resolution No. 2017-0017 Dated: April 19, 2017 Resolution No. 2016-0015 Dated: April 20, 2016 Resolution No. 2015-0046 Dated: December 9, 2015

Amount of Funding:

No funding required.

Contact Information:

Thomas A. Artz, P.E.
Acting Assistant Director, Capital Projects

Phone: (832) 395-2222

ATTACHMENTS:

Description Type

Signed Coversheet Maps Signed Cover sheet Backup Material



Meeting Date: District K Item Creation Date: 4/2/2018

20PKC22 Advance Funding Agreement / TxDOT

Agenda Item#:

Background:

<u>SUBJECT:</u> Advance Funding Agreement between the City of Houston and Texas Department of Transportation (TxDOT) for Bridge Replacement or Rehabilitation Off the State System, Grapevine Street Bridge at HCFCD Ditch.

RECOMMENDATION: Adopt an ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and TxDOT.

PROJECT NOTICE/JUSTIFICATION: The Federal Off-System Bridge Program is administered by TxDOT to replace or rehabilitate structurally deficient and functionally obsolete bridges located on public roads and streets not located in the designated state highway system.

DESCRIPTION: This project consists of rehabilitating or replacing the Grapevine Street Bridge at HCFCD Ditch.

LOCATION: This project is located in Key Map Grid 572N.

SCOPE OF THE AGREEMENT AND FEE: The Texas Administrative Code, Title 43, Section 15.55 provides that under specified conditions, the 10 percent local government match requirement may be waived if the local government performs an equivalent dollar amount of structural improvement work on another deficient bridge within its jurisdiction (Equivalent-Match Projects). The Texas Transportation Commission approved Minute Order Number 114264, dated May 28, 2015 for the reconstruction of the Grapevine Street Bridge under the Federal Off-System Bridge Program, hereinafter, referred to as "Participation Waived" Project. City Council, under Resolution No. 2015-0046 dated December 9, 2015, approved the request of a Waiver of Local Match. By Resolution No. 2016-0015 dated April 20, 2016, City Council amended the resolution to reflect the candidate location to the 6200 block of Tautenhahn Road. Under Resolution No. 2017-0017 dated April 19, 2017, City Council amended the original resolution to correct the Minute Order No. as authorized by the Texas Transportation Commission to Minute Order No. 114670 dated August 25, 2016. TxDOT has agreed to waive the local match and is prepared to begin design on this project.

Bridge	Key Map No.	NBI Structure No.	Control Section Job No.	Council District
Grapevine Street at HCFCD Ditch	572N	12102B28193532	0912-72-354	K

Based on field investigations, the City of Houston has identified the following bridge as an appropriate candidate for the equivalent match under this program to receive the credit.

Location	Key Map No.	Council District
6200 Block of Tautenhahn	415S	В

The City proposes to replace an existing deficient wood bridge with a concrete culvert bridge. The new bridge will cost a total of approximately \$40,000.00. The local match participation required for the reconstruction of the Participation-Waived bridge is \$28,919.00.

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

ACTION RECOMMENDED: It is recommended that City Council adopt an ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and TxDOT.

Carol Ellinger Haddock, P.E., Director

Houston Public Works

WBS No. N-240005-0001-7

Prior Council Action:

Resolution No. 2017-0017 Dated: April 19, 2017 Resolution No. 2016-0015 Dated: April 20, 2016 Resolution No. 2015-0046 Dated: December 9, 2015

Amount of Funding:

No funding required.

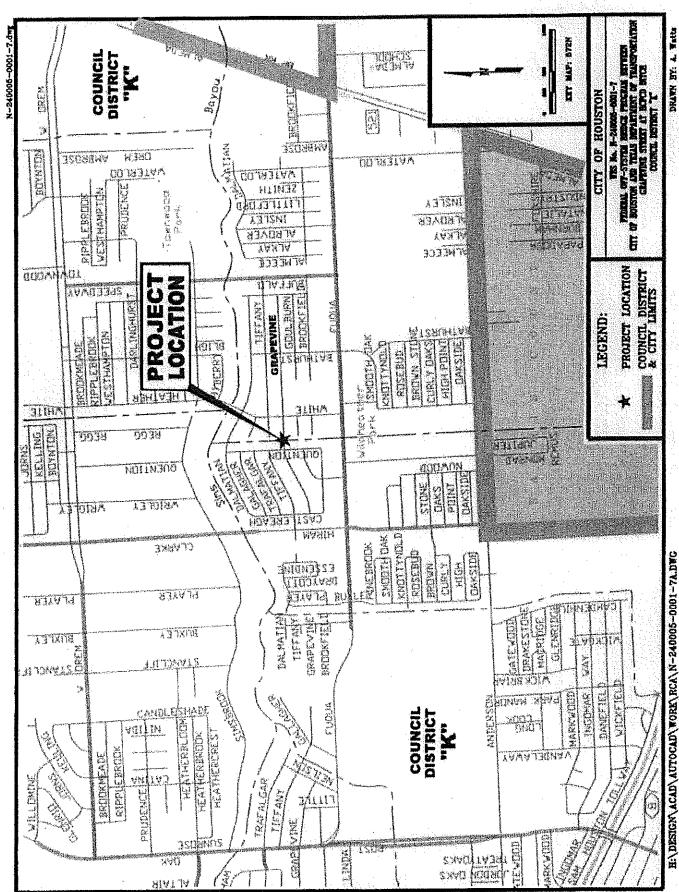
Contact Information:

Thomas A. Artz, P.E.
Acting Assistant Director, Capital Projects

Phone: (832) 395-2222

ATTACHMENTS:

DescriptionTypeMapsBackup MaterialAgreementBackup MaterialPrior Council ActionBackup Material





Meeting Date: 5/1/2018 District C, District K Item Creation Date: 3/29/2018

20PKC26 Appropriation / Harris County Flood Control District

Agenda Item#: 32.

Summary:

ORDINANCE appropriating \$1,262,728.68 out of Metro Projects Construction DDSRF for the Interlocal Agreement between the City of Houston and HARRIS COUNTY FLOOD CONTROL DISTRICT for the Brays Bayou Flood Damage Reduction Plan for replacement of the Buffalo Speedway Boulevard Bridge (Approved by Ordinance No. 2003-1282); providing funding for construction of facilities financed by the Metro Projects Construction DDSRF - DISTRICTS C - COHEN and K - VACANT

Background:

SUBJECT: Appropriation of funds for Brays Bayou Flood Damage Reduction Plan Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) Buffalo Speedway.

RECOMMENDATION: Adopt an ordinance appropriating funds for an Interlocal Agreement between the City of Houston and HCFCD.

PROJECT NOTICE/JUSTIFICATION: Project Brays is a joint effort by HCFCD and the Corp of Engineers to lower the water surface elevation within Brays Bayou up to 3 feet for the 100-year storm. The lowering of the 100-year flood water level will reduce damaging floods which occur along the bayou. The Federal Flood Damage Reduction Project will widen Brays Bayou thus requiring various bridges, which includes the Buffalo Speedway Boulevard Bridge to be replaced.

DESCRIPTION: HCFCD is working on the design to replace the Buffalo Speedway Boulevard Bridge. The City of Houston has requested enhancements to the design of the proposed bridge project. The enhancements consist of reconstructing the bridge from 51.25 feet wide to 78.0 feet wide and to substitute two (2) 10 foot raised sidewalks in lieu of a six (6) foot sidewalk, four (4) 11-foot-wide traffic lanes and add a dedicated 11-foot-wide left turn lane.

LOCATION: The project is located in Key Map Grid 532K.

SCOPE OF THE AGREEMENT AND FEE: City Council under Ordinance No. 2003-1282 approved the Interlocal Agreement on December 17, 2003. HCFCD will design and construct the Buffalo Speedway Boulevard Bridge as part of the designated bridge projects declared within the Interlocal Agreement. HCFCD will fund the cost of replacement of this bridge and all necessary

facilities. The City will be 100% responsible for the additional engineering design and construction costs associated with the enhancements to the proposed bridge design. The City's costs for the enhancements is estimated at \$935,354.58. In addition to the estimated cost \$187,070.91 will be needed for contingency funds and \$140,303.19 for CIP Cost Recovery for a total appropriation of \$1,262,728.68. The County shall provide construction drawings and specifications, and shall administer construction of the project.

FISCAL NOTE: No significant Fiscal Operating Impact is anticipated as a result of this project.

ACTION RECOMMENDED: It is recommended that City Council adopt an ordinance appropriating \$1,262,728.68 for the Interlocal Agreement between the City of Houston and HCFCD.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. N-000785-0003-7

Prior Council Action:

Ordinance No. 2003-1282, Dated: 12/17/2003

Amount of Funding:

\$1,262,728.68 from Fund No. 4040 – METRO Projects Construction DDSRF (\$1,262,728.68 is supported by METRO funds)

Contact Information:

Thomas A. Artz, P.E. Acting Assistant Director, Capital Projects

Phone: (832) 395-2222

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet Maps Signed Cover sheet



Meeting Date: District C, District K Item Creation Date: 3/29/2018

20PKC26 Appropriation / Harris County Flood Control District

Agenda Item#:

Background:

SUBJECT: Appropriation of funds for Brays Bayou Flood Damage Reduction Plan Interlocal Agreement between the City of Houston and Harris County Flood Control District (HCFCD) Buffalo Speedway.

RECOMMENDATION: Adopt an ordinance appropriating funds for an Interlocal Agreement between the City of Houston and HCFCD.

PROJECT NOTICE/JUSTIFICATION: Project Brays is a joint effort by HCFCD and the Corp of Engineers to lower the water surface elevation within Brays Bayou up to 3 feet for the 100-year storm. The lowering of the 100-year flood water level will reduce damaging floods which occur along the bayou. The Federal Flood Damage Reduction Project will widen Brays Bayou thus requiring various bridges, which includes the Buffalo Speedway Boulevard Bridge to be replaced.

DESCRIPTION: HCFCD is working on the design to replace the Buffalo Speedway Boulevard Bridge. The City of Houston has requested enhancements to the design of the proposed bridge project. The enhancements consist of reconstructing the bridge from 51.25 feet wide to 78.0 feet wide and to substitute two (2) 10 foot raised sidewalks in lieu of a six (6) foot sidewalk, four (4) 11-foot-wide traffic lanes and add a dedicated 11-foot-wide left turn lane.

LOCATION: The project is located in Key Map Grid 532K.

SCOPE OF THE AGREEMENT AND FEE: City Council under Ordinance No. 2003-1282 approved the Interlocal Agreement on December 17, 2003. HCFCD will design and construct the Buffalo Speedway Boulevard Bridge as part of the designated bridge projects declared within the Interlocal Agreement. HCFCD will fund the cost of replacement of this bridge and all necessary facilities. The City will be 100% responsible for the additional engineering design and construction costs associated with the enhancements to the proposed bridge design. The City's costs for the enhancements is estimated at \$935,354.58. In addition to the estimated cost \$187,070.91 will be needed for contingency funds and \$140,303.19 for CIP Cost Recovery for a total appropriation of \$1,262,728.68. The County shall provide construction drawings and specifications, and shall administer construction of the project.

FISCAL NOTE: No significant Fiscal Operating Impact is anticipated as a result of this project.

ACTION RECOMMENDED: It is recommended that City Council adopt an ordinance appropriating \$1,262,728.68 for the Interlocal Agreement between the City of Houston and HCFCD.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. N-000785-0003-7

Prior Council Action:

Ordinance No. 2003-1282, Dated: 12/17/2003

Amount of Funding:

\$1,262,728.68 from Fund No. 4040 – METRO Projects Construction DDSRF (\$1,262,728.68 is supported by METRO funds)

Contact Information: Thomas A. Artz, P.E. Acting Assistant Director, Capital Projects Phone: (832) 395-2222

ATTACHMENTS:

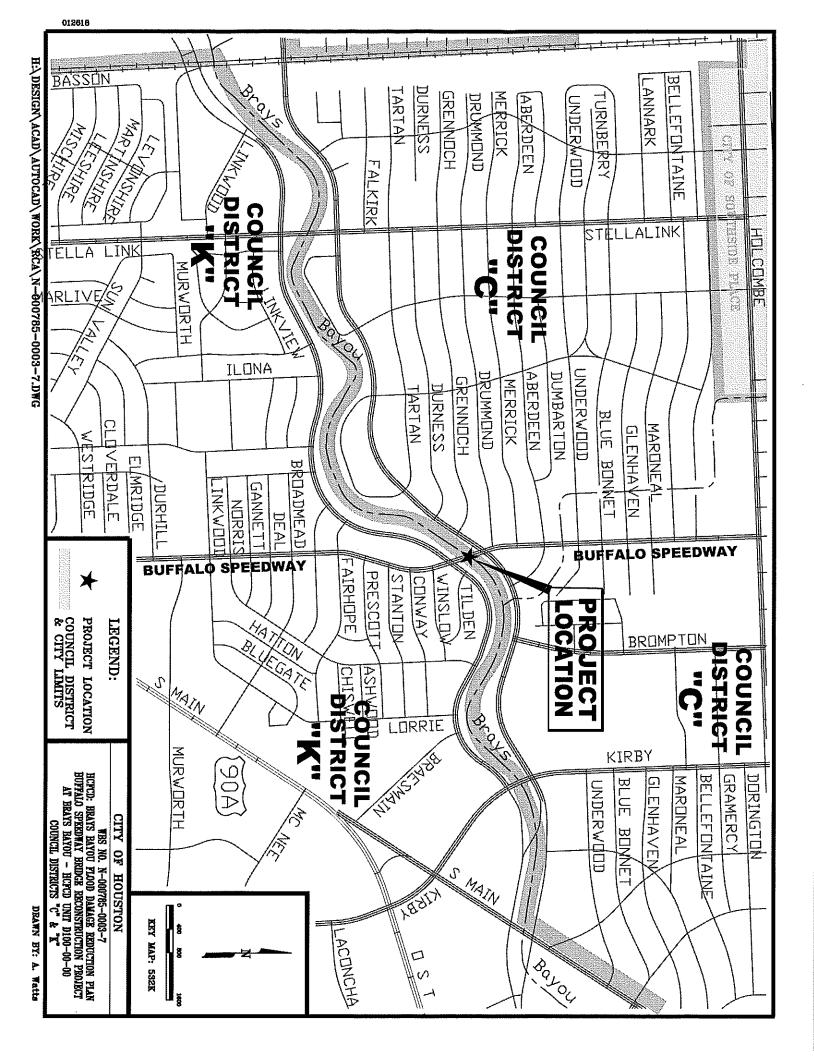
Description

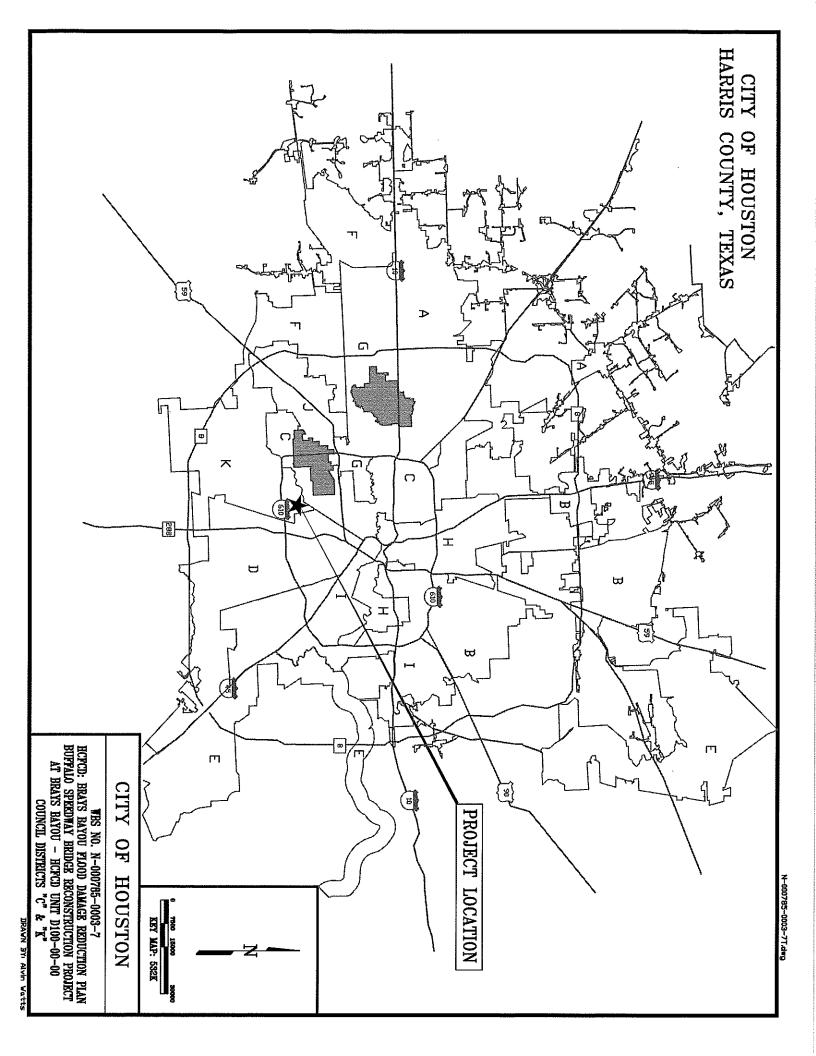
Maps

Copy of Agreement

Туре

Backup Material Backup Material







Meeting Date: 5/1/2018 ALL Item Creation Date: 4/3/2018

20JG02 Elevation Contractor ILA - City of Nassau

Agenda Item#: 33.

Summary:

ORDINANCE approving and authorizing an interlocal purchasing agreement between the City of Houston and **THE CITY of NASSAU BAY, TEXAS**

Background:

Subject: An Inter-local Purchasing Agreement between the City of Nassau Bay, and the City of Houston, for the use of residential elevation contractors.

Recommendation: (Summary)Adopt an ordinance approving and authorizing acceptance of an interlocal agreement between the City of Houston and Nassau Bay utilizing Nassau Bay's procurement process for pre-approval of residential home elevation contractors to be utilized in FEMA Hazard Mitigation Grant Programs.

The City of Nassau Bay and the City of Houston's Houston Public Works ("HPW") both applied for and were awarded grants under the Federal Emergency Management Agency's Hazard Mitigation Assistance (HMA) grant program to elevate homes.

The City seeks to reduce the timeline for elevating selected grant funded projects by using this agreement to quickly pre-qualify potential contractors for our program, to better serve the affected homeowners.

Nassau Bay has already advertised and pre-qualified potential HMA contractors for its program using a similar Request for Qualification criterion and scoring weight that the City had used in the past and planned to use for its program.

HPW has requested that Nassau Bay allow Houston to directly offer Nassau Bay's pre-qualified contractors to our homeowners participating in this grant program.

Pursuant to TEX. GOV'T CODE ANN. §791.011(c), Houston can contract with Nassau Bay to provide a governmental function or service that each Party is authorized to perform individually.

MWBE PARTICIPATION:

No City M/WBE participation goal was established for this project as no City funds will be utilized.

Carol Haddock, P.E.
Director
Houston Public Works

Contact Information:

Jedediah Greenfield Deputy Assistant Director **Phone**: (832) 395-3218

ATTACHMENTS:

Description

SIGNED COVERSHEET

Type

Signed Cover sheet



Meeting Date: ALL Item Creation Date: 4/3/2018

20JG02 Elevation Contractor Interlocal

Agenda Item#:

Background:

Subject: An Interlocal Purchasing Agreement between the City of Nassau Bay, and the City of Houston, for the use of residential elevation contractors.

The City of Nassau Bay and the City of Houston's Houston Public Works ("HPW") both applied for and were awarded grants under the Federal Emergency Management Agency's Hazard Mitigation Assistance (HMA) grant program to elevate homes.

The City seeks to reduce the timeline for elevating selected grant funded projects by using this agreement to quickly pre-qualify potential contractors for our program, to better serve the affected homeowners.

Nassau Bay has already advertised and pre-qualified potential HMA contractors for its program using a similar Request for Qualification criterion and scoring weight that the City had used in the past and planned to use for its program.

HPW has requested that Nassau Bay allow Houston to directly offer Nassau Bay's pre-qualified contractors to our homeowners participating in this grant program.

Pursuant to TEX. GOV'T CODE ANN. §791.011(c), Houston can contract with Nassau Bay to provide a governmental function or service that each Party is authorized to perform individually.

MWBE PARTICIPATION:

No City M/WBE participation goal was established for this project as no City funds will be utilized.

Carol Haddock, P.E.

Director

Houston Public Works

Contact Information:

Jedediah Greenfield Deputy Assistant Director Phone: (832) 395-3218

ATTACHMENTS:

Description

Nassau Bay Inter-local Agreement Nassau Bay Resolution Nassau Bay Letter Type

Backup Material Backup Material Backup Material



Meeting Date: 5/1/2018
District K
Item Creation Date:

20EN03 Contract Award / BRH-Garver Construction, L.P.

Agenda Item#: 34.

Summary:

ORDINANCE appropriating \$7,778,996.00 out of Water & Sewer System Contributed Capital Fund; \$2,005,604.00 out of the Water & Sewer System Consolidated Construction Fund, awarding contract to **BRH-GARVER CONSTRUCTION**, **L.P.** for Holmes Road Sanitary Sewer Kirby Drive to Knight Road; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, construction management, and contingencies relating to construction of facilities financed by the Water & Sewer contributed Capital Fund and the Water & Sewer System Consolidated Construction Fund - **DISTRICT K - VACANT**

Background:

SUBJECT: Contract Award for Holmes Road Sanitary Sewer – Kirby Drive to Knight Road.

RECOMMENDATION: (SUMMARY)

Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project allows additional collection system capacity to be constructed using a cost sharing agreement with Harris County Improvement District #12.

DESCRIPTION/SCOPE: This project consists of the construction of approximately 4,372 linear feet of 48-inch sanitary sewer trunk line using trenchless construction method. The Contract duration for this project is 365 calendar days. This project was designed by Othon, Inc.

LOCATION: The project area is generally bound by Holmes Road on the north, Knight Road on the east and Kirby Road on the west. The project is located in Key Map Grids 532 Y&Z

BIDS: This project was advertised for bidding on October 20, 2017. Bids were received on November 30, 2017. The four (4) bids are as follows:

	Bidder	Bid Amount
1.	BRH-Garver Construction, L.P.	\$8,564,139.00
2.	Vadnais Trenchless Services, Inc.	\$9,922,600.00
3.	S.J. Louis of Texas, LTD.	\$10,099,332.61
4.	Boyer, Inc.	\$11,473,794.11

<u>AWARD</u>: It is recommended that this construction contract be awarded to BRH-Garver Construction, L.P. with a low bid of \$8,564,139.00 and Addendum Numbers 1 and 2 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$9,784,600.00 to be appropriated as follows:

Bid Amount	\$8,564,139.00
 Contingencies 	\$428,206.95
 Testing Services 	\$125,000.00
 CIP Cost Recovery 	\$257,004.05
Construction	\$410,250.00
Management	

Testing Services will be provided by Terracon Consultants, Inc. under a previously approved contract.

Construction Management Services will be provided by Briones Consulting & Engineering, Ltd., under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, BRH-Garver Construction, L.P. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

<u>PAY OR PLAY PROGRAM</u>: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 5% MBE goal and 2% WBE goal for this project.

	MBE – Name of Firms	Work Description	Amount	% of Contract
1.	P.A. Berrios Trucking	Trucking	\$54,810.49	0.64%
2.	Lazer Construction	Paving	\$212,234.00	2.47%
	Company, Inc.			
3.	Keloco, LLC	Line Plate,	\$128,462.08	1.50%
		Shafting Back Fill		
		TOTAL	\$395,506.57	4.61%
	WBE – Name of Firms	Work Description	Amount	% of Contract
1.	KMA Contractors Services,	Supplier,	\$112,190.22	1.31%
	Inc.	Photography		
2.	Access Data Supply, Inc.	Pipe and	\$59,092.56	0.69%
		Concrete Supply		
		TOTAL	\$171,282.78	2.00%
			l	

	SBE – Name of Firms	Work Description	Amount	% of Contract
1.	Highway 1, LLC	Traffic Control	\$32,543.69	0.38%
2.	Construction EcoServices II, Inc.	Tree Protection	\$2,569.24	0.03%
3.	Oasis Erosion Control, LLC DBA A-1Erosion Control, LLC	Erosion Control Services	\$3,425.66	0.04%
		TOTAL	\$38,538.59	0.45%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E.

Houston Public Works

WBS No. R-000800-0134-4

Amount of Funding:

Total Funding of \$9,784,600.00 as follows: \$7,778,996.00 from Fund No. 8319 – Water and Sewer Contributed Capital Fund \$2,005,604.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director, Capital Projects

Phone: (832) 395-2387

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet Maps Signed Cover sheet



Meeting Date: District K Item Creation Date:

20EN03 Contract Award / BRH-Garver Construction, L.P.

Agenda Item#:

Background:

SUBJECT: Contract Award for Holmes Road Sanitary Sewer - Kirby Drive to Knight Road.

RECOMMENDATION: (SUMMARY)

Accept low bid, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project allows additional collection system capacity to be constructed using a cost sharing agreement with Harris County Improvement District #12.

<u>DESCRIPTION/SCOPE</u>: This project consists of the construction of approximately 4,372 linear feet of 48-inch sanitary sewer trunk line using trenchless construction method. The Contract duration for this project is 365 calendar days. This project was designed by Othon, Inc.

<u>LOCATION:</u> The project area is generally bound by Holmes Road on the north, Knight Road on the east and Kirby Road on the west. The project is located in Key Map Grids 532 Y&Z

BIDS: This project was advertised for bidding on October 20, 2017. Bids were received on November 30, 2017. The four (4) bids are as follows:

	Bidder	Bid Amount
1.	BRH-Garver Construction, L.P.	\$8,564,139.00
2.	Vadnais Trenchless Services, Inc.	\$9,922,600.00
3.	S.J. Louis of Texas, LTD.	\$10,099,332.61
4.	Boyer, Inc.	\$11,473,794.11

AWARD: It is recommended that this construction contract be awarded to BRH-Garver Construction, L.P. with a low bid of \$8,564,139.00 and Addendum Numbers 1 and 2 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$9,784,600.00 to be appropriated as follows:

Bid Amount	\$8,564,139.00
 Contingencies 	\$428,206.95
 Testing Services 	\$125,000.00
 CIP Cost Recovery 	\$257,004.05
Construction Management	\$410,250.00

Testing Services will be provided by Terracon Consultants, Inc. under a previously approved contract.

Construction Management Services will be provided by Briones Consulting & Engineering, Ltd., under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, BRH-Garver Construction, L.P. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

<u>PAY OR PLAY PROGRAM:</u> The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 5% MBE goal and 2% WBE goal for this project.

	MBE – Name of Firms	Work Description	Amount	% of Contract
1.	P.A. Berrios Trucking	Trucking	\$54,810.49	0.64%
2.	Lazer Construction Company, Inc.	Paving	\$212,234.00	2.47%
3,	Keloco, LLC	Line Plate, Shafting Back Fill	\$128,462.08	1.50%
		TOTAL	\$395,506.57	4.61%
	WBE – Name of Firms	Work Description	Amount	% of Contract
1.	KMA Contractors Services, Inc.	Supplier, Photography	\$112,190.22	1.31%
2.	Access Data Supply, Inc.	Pipe and Concrete Supply	\$59,092.56	0.69%
		TOTAL	\$171,282.78	2.00%
	SBE – Name of Firms	Work Description	Amount	% of Contract
1.	Highway 1, LLC	Traffic Control	\$32,543.69	0.38%
2.	Construction EcoServices II, Inc.	Tree Protection	\$2,569.24	0.03%
3.	Oasis Erosion Control, LLC DBA A-1Erosion Control, LLC	Erosion Control Services	\$3,425.66	0.04%
		TOTAL	\$38,538,59	0.45%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easenients and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. R-000800-0134-4

Amount of Funding:

Total Funding of \$9,784,600.00 as follows:

\$7,778,996.00 from Fund No. 8319 – Water and Sewer Contributed Capital Fund

\$2,005,604.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM

Acting Senior Assistant Director, Capital Projects

Phone: (832) 395-2387

ATTACHMENTS:

Description	Туре
Maps	Backup Material
Form A	Backup Material
Form B	Backup Material
Affidavit of Ownership (doc 0455)	Backup Material
Tax Report	Backup Material
Pay or Play	Backup Material
1295	Backup Material
Bid Extension Letter	Backup Material
SAP Documents	Financial Information



OTHON, INC., CONSULTING ENGINEERS Civil, Transportation, Environmental, CM 11111 Wilcrest Green Drive, Suite 128 Houston, Texas 77042



HOLMES ROAD SANITARY SEWER KIRBY DRIVE TO KNIGHT ROAD

WBS NO. R-000800-0134-4

PROJECT LOCATION AND COUNCIL DISTRICT BOUNDARIES

EXHIBIT NO.

1

/municipal/14104056\Drawings\CADD\dwg\PER\02_MCINITY revised Kirby to Knight 06 21 in 25 , 2018 — 1:51PM credefices

OTHON, INC., CONSULTING ENGINEERS Civil, Transportation, Environmental, CM 11111 Wikrest Green Drive, Suite 128 Houston, Texas 77042



WBS No. R-000800-0134-4

VICINITY MAP



Meeting Date: 5/1/2018
District B
Item Creation Date: 4/11/2018

20VNP13 Contract Award / Harper Brothers Construction, LLC.

Agenda Item#: 35.

Summary:

ORDINANCE appropriating \$10,491,161.09 out of Water Authorities Capital Contribution Fund NETL and \$9,003,838.91 out of PWE-NETL Construction Fund, awarding contract to **HARPER BROTHERS CONSTRUCTION**, **LLC**, for 108-inch water line from Lee Road to Vickery Drive; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, construction management, construction program management services, construction phase engineering services, and contingencies relating to construction of facilities financed by the Water Authorities Capital Contribution Fund NETL and PWE-NETL Construction Fund - **DISTRICT B - DAVIS**

Background:

SUBJECT: Contract Award for 108-inch Water Line from Lee Road to Vickery Drive.

RECOMMENDATION: (SUMMARY)

Accept selected proposer, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Surface Water Transmission program and supports the execution of the Northeast Transmission Line projects from the Northeast Water Purification Plant to the Water Authorities take-points for the Infrastructure Capital Improvement Plan. It is required to improve existing water distribution systems and to meet Harris-Galveston Costal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater. The project is a combination of water line construction, sanitary sewer, public utility adjustments, pavement and drainage improvements.

DESCRIPTION/SCOPE: This project consists of the construction of approximately 6,200 linear feet of 108-inch transmission water line; 100 linear feet of 54-inch transmission water line; 2,400 linear feet of 16-inch and 12-inch distribution water line; Associated adjustments to sanitary sewer, pavement, and drainage. The Contract duration for this project is 620 calendar days. This project was designed by KUO & Associates, Inc. and Lockwood, Andrews & Newnam, Inc.

LOCATION: The project is from Lee Road to Vickery Drive, West along City easements, North on Crosswinds, West on Aeropark to Vickery Drive. The project is located in Key Map Grids 374 U, Y and Z.

PROPOSALS: This project was advertised for competitive sealed proposals on September 29, 2017. Proposals were received on November 9, 2017. The seven (7) bids as part of the proposals

received are as follows:

	Proposer	Proposal Bid Price
1.	Harper Brothers Construction,	\$16,218,920.18
	LLC	
2.	CYMI Industrial, Inc.	\$17,726,951.85
3.	Main Lane Industries, Ltd	\$19,428,842.60
4.	ASI Construction, LLC	\$20,433,968.65
5.	Texas Sterling Construction Co.	\$20,818,350.85
6.	Boyer, Inc.	\$21,902,611.60
7.	S.J. Louis Construction of Texas,	\$26,636,610.60
	Ltd.	

AWARD: The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a total proposal bid price of \$16,218,920.18 and that Addendum Number 1 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$19,495,000.00 to be appropriated as follows:

· Proposal Bid Amount	\$16,218,920.18
Contingencies	\$810,946.01
· Testing Services	\$475,000.00
· CIP Cost Recovery	\$486,616.28
 Construction Program 	\$430,313.53
Management Services	,
 Construction Management 	\$583,519.00
 Construction Phase Engineering Services 	\$489,685.00

Testing Services will be provided by Gorrondona Engineering Services, Inc. under a previously approved contract.

Construction Program Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Phase Engineering Services will be provided by Lockwood, Andrews & Newnam, Inc. under a previously approved contract.

<u>HIRE HOUSTON FIRST:</u> The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 12.00 % MBE goal and 7.00 % WBE goal for this project.

	MBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	Karami Plumbing and Construction Supply LLC	Plumbing Supplier	\$1,158,030.90	7.14%
2.	MVA Construction LLC	Driveway	\$306,537.59	1.89%
3.	GMJ Paving Company LLC	Asphalt	\$97,313.52	0.60%
4.	Ray's Threading & Fabrication, LLC	Rebar Supplier	\$51,900.54	0.32%
5.	Wilson Flagging Control	Flagging	\$34,059.73	0.21%
6.	Reliable Signal & Lighting Solutions, LLC	Electrical	<u>\$25,950.27</u>	0.16%
	,	TOTAL	\$1,673,792.55	10.32%
	WBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	KMA Contractors Services Inc.	Precast Supplier	\$369,791.38	2.28%
2.	T&T Trucking	Trucking	\$316,268.94	1.95%
3.	H & E Aggregate, L.L.C.	C Sand Supplier	\$56,766.22	0.35%
4.	Bartel Contractors, Inc.	Hydromulch & Sod	<u>\$21,084.60</u>	<u>0.13%</u>
		TOTAL	\$763,911.14	4.71%
	SBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	R. Ortiz Trucking	Trucking	\$501,164.63	3.09%
2.	Batterson, L.L.P.	Traffic Control	\$85,960.28	0.53%
3.	Gulf Coast Grouting, Inc.	Grouting	\$34,059.73	0.21%
4.	Contractors Paving Supply, LLC	Paving Supplier	\$12,975.14	0.08%
5.	Mickie Service Company, Inc.	TS&V	<u>\$9,731.35</u>	<u>0.06%</u>
		TOTAL	\$643,891.13	3.97%

FISCAL NOTE:

No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works

Amount of Funding:

\$19,495,000.00 Total Cost

\$1,682,015.57 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund \$10,212,183.97 from Fund No. 8507 - Water Authorities Capital Contribution-NETL Fund \$7,600,800.46 transfer from Fund No. 8426 - NETL Expansion - SWIFT into Fund No. 8508 - PWE -NETL Construction Fund and Appropriate from Fund No. 8508 - PWE-NETL Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director, Capital Projects Phone: (832) 395-2387

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet Maps Signed Cover sheet



Meeting Date: District B Item Creation Date: 4/11/2018

20VNP13 Contract Award / Harper Brothers Construction, LLC.

Agenda Item#:

Background:

SUBJECT: Contract Award for 108-inch Water Line from Lee Road to Vickery Drive.

RECOMMENDATION: (SUMMARY)

Accept selected proposer, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Surface Water Transmission program and supports the execution of the Northeast Transmission Line projects from the Northeast Water Purification Plant to the Water Authorities take-points for the Infrastructure Capital Improvement Plan. It is required to improve existing water distribution systems and to meet Harris-Galveston Costal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater. The project is a combination of water line construction, sanitary sewer, public utility adjustments, pavement and drainage improvements.

<u>DESCRIPTION/SCOPE:</u> This project consists of the construction of approximately 6,200 linear feet of 108-inch transmission water line; 100 linear feet of 54-inch transmission water line; 2,400 linear feet of 16-inch and 12-inch distribution water line; Associated adjustments to sanitary sewer, pavement, and drainage. The Contract duration for this project is 620 calendar days. This project was designed by KUO & Associates, Inc. and Lockwood, Andrews & Newnam, Inc.

LOCATION: The project is from Lee Road to Vickery Drive, West along City easements, North on Crosswinds, West on Aeropark to Vickery Drive. The project is located in Key Map Grids 374 U, Y and Z.

<u>PROPOSALS:</u> This project was advertised for competitive sealed proposals on September 29, 2017. Proposals were received on November 9, 2017. The seven (7) bids as part of the proposals received are as follows:

	Proposer	Proposal Bid Price
1.	Harper Brothers Construction,	\$16,218,920.18
	LLĊ	
2.	CYMI Industrial, Inc.	\$17,726,951.85
3,	Main Lane Industries, Ltd	\$19,428,842.60
4.	ASI Construction, LLC	\$20,433,968.65
5.	Texas Sterling Construction Co.	\$20,818,350.85
6.	Boyer, Inc.	\$21,902,611.60
7.	S.J. Louis Construction of Texas,	\$26,636,610.60
	Ltd.	

AWARD: The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a total proposal bid price of \$16,218,920.18 and that Addendum Number 1 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$19,495,000,00 to be appropriated as follows:

· Proposal Bid Amount	\$16,218,920,18
· Contingencies	\$810,946,01
· Testing Services	\$475,000.00
· CIP Cost Recovery	\$486,616.28
Construction Program Management Services	\$430,313.53
· Construction Management	\$583,519.00
Construction Phase Engineering Services	\$489,685.00

Testing Services will be provided by Gorrondona Engineering Services, Inc. under a previously approved contract.

Construction Program Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Phase Engineering Services will be provided by Lockwood, Andrews & Newnam, Inc. under a previously approved contract,

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 12.00 % MBE goal and 7.00 % WBE goal for this project.

	MBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	Karami Plumbing and Construction Supply LLC	Plumbing Supplier	\$1,158,030.90	7.14%
2.	MVA Construction LLC	Driveway	\$306,537.59	1.89%
3.	GMJ Paving Company LLC	Asphalt	\$97,313.52	0.60%
4.	Ray's Threading & Fabrication, LLC	Rebar Supplier	\$51,900.54	0.32%
5.	Wilson Flagging Control	Flagging	\$34,059.73	0.21%
6.	Reliable Signal & Lighting Solutions, LLC	Electrical	\$25,950.27	0.16%
		TOTAL	\$1,673,792.55	10.32%
	WBE - Name of Firms	Work Description	Amount	% of Contract
1.	KMA Contractors Services Inc.	Precast Supplier	\$369,791.38	2.28%
2.	T&T Trucking	Trucking	\$316,268.94	1.95%
3.	H & E Aggregate, L.L.C.	C Sand Supplier	\$56,766.22	0.35%
4.	Bartel Contractors, Inc.	Hydromulch & Sod	<u>\$21,084.60</u>	<u>0.13%</u>
		TOTAL	\$763,911.14	4.71%
,	SBE - Name of Firms	Work Description	Amount	% of Contract
1.	R. Ortiz Trucking	Trucking	\$501,164.63	3.09%
2.	Batterson, L.L.P.	Traffic Control	\$85,960.28	0.53%
3.	Gulf Coast Grouting, Inc.	Grouting	\$34,059,73	0.21%
4.	Contractors Paving Supply, LLC	Paving Supplier	\$12,975,14	0.08%
5.	Mickie Service Company, Inc.	TS&V	<u>\$9,731.35</u>	0.06%
		TOTAL	\$643,891.13	3.97%

FISCAL NOTE:

No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.I

Director

Houston Public Works

WBS Nos. S-000900-0156-3 and S-000900-0156-4

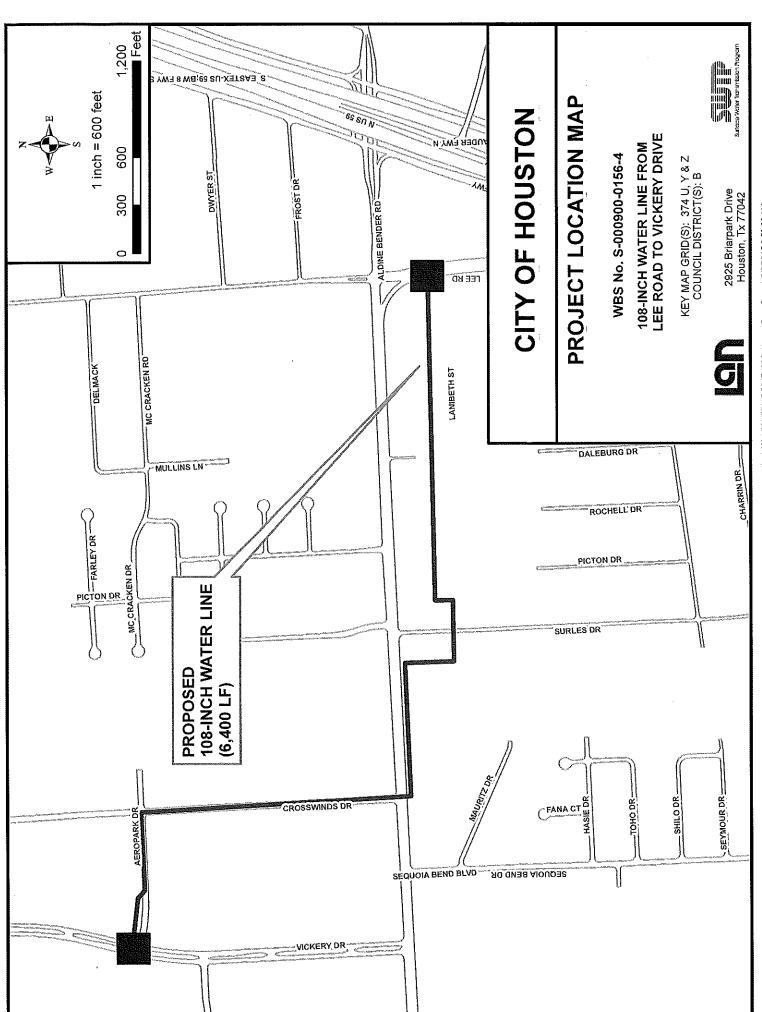
Amount of Funding: \$19,495,000.00 Total Cost \$1,682,015.57 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund \$10,212,183.97 from Fund No. 8507 - Water Authorities Capital Contribution-NETL Fund \$7,600,800.46 transfer from Fund No. 8426 – NETL Expansion – SWIFT into Fund No. 8508 – PWE -NETL Construction Fund Appropriate from Fund No. 8508 – PWE-NETL Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director, Capital Projects Phone: (832) 395-2387

ATTACHMENTS:

Туре
Backup Material



Path: LX1100591120-10290-0000Prod/CIP Assistance/GIS/RCA/Amendment 2 (MXD Files)/Exhibit H - 108-INCH WATER LINE FROM LEE ROAD TO VICKERY DRIVE (99C-1),mxd Date Saved; 2/6/2015 8:53:06 AM



Meeting Date: 5/1/2018 District B Item Creation Date: 4/11/2018

20VNP12 Contract Award / Harper Brothers Construction, LLC

Agenda Item#: 36.

Summary:

ORDINANCE authorizing the transfer of \$4,383,690.43 from the NETL Expansion-SWIFT Fund (Fund 8426) to the PWE-NETL Construction Fund (Fund 8508) and appropriating said sum out of the PWE-NETL Construction Fund (Fund 8508), appropriating \$5,889,781.39 out of Water Authorities Capital Contribution-NETL Fund (Fund 8507), appropriating \$4,795,328.18 out of the Water and Sewer System Consolidated Construction Fund (Fund 8500), awarding contract to HARPER BROTHERS CONSTRUCTION, LLC for 54-inch water line along Vickery Drive from Aeropark Drive to World Houston Parkway; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the city; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, Construction Management, Construction Program Management Services, Construction Phase Engineering Services for Non-Project Sanitary Sewer items and contingencies relating to construction of facilities financed by the PWE-NETL Construction Fund, Water Authorities Capital Contribution-NETL Fund, Water & Sewer System Consolidated Construction Fund - DISTRICT B - DAVIS

Background:

SUBJECT: Contract Award for 54-inch Water Line along Vickery Drive from Aeropark Drive to World Houston Parkway.

RECOMMENDATION: (SUMMARY) Accept selected proposer, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Surface Water Transmission program and supports the execution of the Northeast Transmission Line projects from the Northeast Water Purification Plant to the Water Authorities take-points for the Infrastructure Capital Improvement Plan. It is required to improve existing water distribution systems and to meet Harris-Galveston Costal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater. The project is a combination of water line construction, sanitary sewer, public utility adjustments, pavement and drainage improvements.

DESCRIPTION/SCOPE: This project consists of the construction of approximately 3,300 linear feet of 54-inch water line; 2,800 linear feet of 16, 12, 8 and 6-inch water line; 3,400 linear feet of 30-inch sanitary sewer, force main, and associated adjustments, pavement, and drainage. The Contract

duration for this project is 520 calendar days. This project was designed by KRR. Inc. I ockwood

Andrews & Newnam, Inc., Arcadis U.S., Inc. and KIT Professionals, Inc.

LOCATION: The project area is along Vickery Drive, generally bounded by World Houston Parkway on the north, and Aeropark Drive on the south. The project is located in Key Map Grids 374 Q and U.

PROPOSALS: This project was advertised for competitive sealed proposals on September 15, 2017. Proposals were received on November 16, 2017. The five (5) bids as part of the proposals received are as follows:

	<u>Proposer</u>	Proposal Bid Price
1.	CYMI Industrial	\$11,538,615.00
2.	Main Lane Industries, LTD	\$11,958,878.95
3.	BRH Garver Construction, LP	\$11,976,298.95
4.	S.J. Louis Construction of TX,	\$12,159,717.13
	LTD	
5.	Harper Brothers Construction,	\$12,630,122.19
	LLC	

AWARD: The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a total proposal bid price of \$12,630,122.19 and that Addendum Numbers 1, 2 and 3 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$15,068,800.00 to be appropriated as follows:

· Proposal Bid Amount	\$12,630,122.19
Contingencies	\$631,506.11
· Testing Services	\$325,000.00
· CIP Cost Recovery	\$378,978.75
· Construction Program Management	\$369,827.95
Services	
· Construction Management	\$483,365.00
Construction Phase Engineering Services	\$220,000.00
· Construction Phase Engineering Services	\$30,000.00
for Non-Project Sanitary Sewer Items	

Testing Services will be provided by HTS, Inc. Consultants under a previously approved contract.

Construction Program Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Phase Engineering Services will be provided by Lockwood, Andrews & Newnam, Inc. under a previously approved contract.

Construction Phase Engineering Services for the Non-Project Sanitary Sewer Items will be provided

by Arcadis U.S., Inc. under a previously approved contract.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

<u>PAY OR PLAY PROGRAM:</u> The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 12.00 % MBE goal and 7.00 % WBE goal for this project.

	MBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	R. Ortiz Trucking	Trucking	\$378,903.67	3.00%
2.	MVA Construction LLC	Construction Services and Equipment	\$252,602.44	2.00%
3.	Karami Plumbing and Construction Supply LLC	Pipes, Fittings and Valves	\$721,179.98	5.71%
4.	Wilson Flagging Control	Flagging and Traffic Control	\$131,353.27	1.04%
5.	Reliable Signal & Lighting Solutions, LLC	Traffic Signal Installation and Maintenance	\$7,578.07	0.06%
6.	Ray's Threading & Fabrication, LLC	Thread Rebar	<u>\$23,997.23</u>	0.19%
	,	TOTAL	\$1,515,614.66	12.00%
1.	WBE - Name of Firms KMA Contractors Services Inc.	Work Description Pre/Post Construction Photos, Construction Management	<u>Amount</u> \$351,117.40	% of Contract 2.78%
2.	Bartel Contractors, Inc.	Hydroseeding Services	\$7,578.07	0.06%
3.	H & E Aggregate, LLC	Sand, Fill, Crushed Concrete and Pipe	\$109,882.06	0.87%
4.	Stuckey's Contract Services L.P.	Erosion Control Services	<u>\$50,250.49</u>	0.40%
		TOTAL	\$518,828.02	4.11%
	SBE - Name of Firms	Work Description	<u>Amount</u>	% of Contract
1.	Mickie Service Company, Inc.	Construction Services and Equipment	\$149,035.44	1.18%
2.	Gulf Coast Grouting, Inc.	Pipe Abandonment, Soil Stabilization	\$131,353.27	1.04%
3.	Stripes & Stops Company, Inc.	Pavement Markings	\$74,517.72	0.59%
4.	Contractors Paving Supply, LLC	Construction Material Supplier	<u>\$10,104.10</u>	0.08%

TOTAL

\$365,010.53

2.89%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS Nos. R-000267-0121-3, S-000900-0127-3 and S-000900-0127-4

Amount of Funding:

\$15,068,800.00 Total Cost

\$4,795,328.18 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund \$5,889,781.39 from Fund No. 8507 - Water Authorities Capital Contribution Fund NETL \$4,383,690.43 transfer from Fund No. 8426 - NETL Expansion - SWIFT into Fund No. 8508 - PWE -NETL Construction Fund and Appropriate from Fund No. 8508 - PWE-NETL Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director, Capital Projects Phone: (832) 395-2387

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet map Signed Cover sheet



Meeting Date:
District B
Item Creation Date: 4/11/2018

20VNP12 Contract Award / Harper Brothers Construction, LLC

Agenda Item#:

Background:

SUBJECT: Contract Award for 54-inch Water Line along Vickery Drive from Aeropark Drive to World Houston Parkway.

RECOMMENDATION: (SUMMARY) Accept selected proposer, award Construction Contract and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Surface Water Transmission program and supports the execution of the Northeast Transmission Line projects from the Northeast Water Purification Plant to the Water Authorities take-points for the Infrastructure Capital Improvement Plan. It is required to improve existing water distribution systems and to meet Hamis-Galveston Costal Subsidence District's Legislative mandate to regulate the withdrawal of groundwater. The project is a combination of water line construction, sanitary sewer, public utility adjustments, pavement and drainage improvements.

<u>DESCRIPTION/SCOPE</u>: This project consists of the construction of approximately 3,300 linear feet of 54-inch water line; 2,800 linear feet of 16, 12, 8 and 6-inch water line; 3,400 linear feet of 30-inch sanitary sewer, force main, and associated adjustments, pavement, and drainage. The Contract duration for this project is 520 calendar days. This project was designed by KBR, Inc., Lockwood, Andrews & Newmam, Inc., Arcadis U.S., Inc. and KIT Professionals, Inc.

LOCATION: The project area is along Vickery Drive, generally bounded by World Houston Parkway on the north, and Aeropark Drive on the south. The project is located in Key Map Grids 374 Q and U.

<u>PROPOSALS:</u> This project was advertised for competitive sealed proposals on September 15, 2017. Proposals were received on November 16, 2017. The five (5) bids as part of the proposals received are as follows:

	Proposer	Proposal Bid Price
1.	CYMI Industrial	\$11,538,615.00
2.	Main Lane Industries, LTD	\$11,958,878,95
3.	BRH Garver Construction, LP	\$11,976,298.95
4.	S.J. Louis Construction of TX,	\$12,159,717.13
	LTD	
5.	Harper Brothers Construction, LLC	\$12,630,122.19

AWARD: The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a total proposal bid price of \$12,630,122.19 and that Addendum Numbers 1, 2 and 3 be made a part of this Contract.

PROJECT COST: The total cost of this project is \$15,068,800.00 to be appropriated as follows:

· Proposal Bid Amount	\$12,630,122.19
Contingencies	\$631,506.11
Testing Services	\$325,000.00
· CIP Cost Recovery	\$378,978.75
Construction Program Management	\$369,827.95
Services	
· Construction Management	\$483,365.00
· Construction Phase Engineering Services	\$220,000.00
Construction Phase Engineering Services	\$30,000.00
for Non-Project Sanitary Sewer Items	

Testing Services will be provided by HTS, Inc. Consultants under a previously approved contract.

Construction Program Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Management Services will be provided by KCI Technologies, Inc. under a previously approved contract.

Construction Phase Engineering Services will be provided by Lockwood, Andrews & Newnam, Inc. under a previously approved contract.

Construction Phase Engineering Services for the Non-Project Sanitary Sewer Items will be provided by Arcadis U.S., Inc. under a previously approved contract.

<u>HIRE HOUSTON FIRST:</u> The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

<u>PAY OR PLAY PROGRAM:</u> The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WSBE PARTICIPATION: The contractor has submitted the following proposed program to satisfy the 12.00 % MBE goal and 7.00 % WBE goal for this project.

1.	MBE - Name of Firms R, Ortiz Trucking	Work Description Trucking	Amount \$378,903.67	% of Contract 3,00%
2.	MVA Construction LLC	Construction Services and Equipment	\$252,602.44	2.00%
3.	Karami Plumbing and Construction Supply LLC	Pipes, Fittings and Valves	\$721,179.98	5.71%
4.	Wilson Flagging Control	Flagging and Traffic Control	\$131,353.27	1.04%
5.	Reliable Signal & Lighting	Traffic Signal	\$7,578.07	0.06%
	Solutions, LLC	Installation and Maintenance		
6.	Ray's Threading & Fabrication, LLC	Thread Rebar	<u>\$23,997,23</u>	0.19%
	Tablication, and	TOTAL	\$1,515,614.66	12.00%
1.	WBE - Name of Firms KMA Contractors Services Inc.	Work Description Pre/Post Construction Photos, Construction Management	Amount \$351,117.40	% of Contract 2.78%
2.	Bartel Contractors, Inc.	Hydroseeding Services	\$7,578.07	0.06%
3.	H & E Aggregate, LLC	Sand, Fill, Crushed Concrete and Pipe	\$109,882.06	0.87%
4.	Stuckey's Contract Services L.P.	Erosion Control Services	<u>\$50,250.49</u>	0.40%
		TOTAL	\$518,828.02	4.11%
	SBE - Name of Firms	Work Description	Amount	% of Contract
1,	Mickie Service Company, Inc.	Construction Services and Equipment	\$149,035.44	1.18%
2.	Gulf Coast Grouting, Inc.	Pipe Abandonment, Soil Stabilization	\$131,353.27	1.04%
3.	Stripes & Stops Company, Inc.	Pavement Markings	\$74,517.72	0.59%
4.	Contractors Paving Supply, LLC	Construction Material Supplier	<u>\$10,104.10</u>	0.08%
		TOTAL	\$365,010.53	2.89%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

Carol Ellinger Haddock, P.E., Director

Houston Public Works

WBS Nos. R-000267-0121-3, S-000900-0127-3 and S-000900-0127-4

Amount of Funding:

\$15,068,800.00 Total Cost

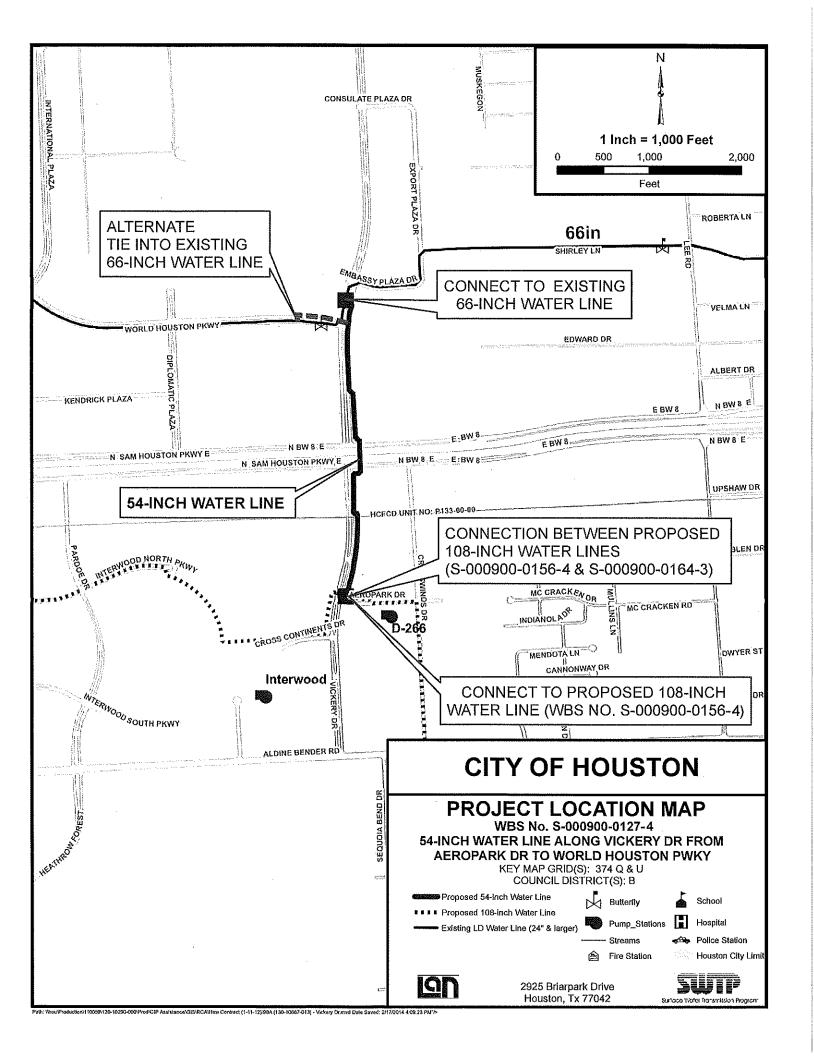
\$4,795,328.18 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund \$5,889,781.39 from Fund No. 8507 - Water Authorities Capital Contribution Fund NETL \$4,383,690.43 transfer from Fund No. 8426 – NETL Expansion – SWIFT into Fund No. 8508 – PWE -NETL Construction Fund Appropriate from Fund No. 8508 – PWE-NETL Construction Fund

Contact Information:

R. Jeff Masek, P.E., CCM Acting Senior Assistant Director, Capital Projects Phone: (832) 395-2387

ATTACHMENTS:

Description	Type
draft ordinance	Ordinance/Resolution/Motion
ОВО	Backup Material
map	Backup Material
Form A - Contractor's Submission list (doc 00452)	Backup Material
Form B - Fair Campaign Ord.	Backup Material
Affidavit of Ownership (doc 00455)	Backup Material
Tax Report	Backup Material
Pay or Play (POP 1-3)	Backup Material
Bid Extension Letter	Backup Material
Form 1295	Backup Material





Meeting Date: 5/1/2018
District I
Item Creation Date: 3/30/2018

25CONS347- Appropriation - In-House Renovation Grp. - Municipal Courts Harvey Damage

Agenda Item#: 37.

Summary:

ORDINANCE appropriating \$1,490,000.00 out of Miscellaneous Acquisition Capital Projects Series E Fund and authorizing the expenditure of the appropriated funds to the In-House Renovation Revolving Fund for the Municipal Courts Hurricane Harvey damage repairs; declaring the City's intent to seek reimbursement from the Federal Emergency Management Agency and other eligible sources for such expenditures - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION: Appropriate funds for Municipal Courts Harvey Damage Repairs.

SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$1,490,000.00 out of the Miscellaneous Capital Projects/Acquisitions CP Series E Fund to the In-House Renovation Revolving Fund for Municipal Courts Harvey Damage Repairs.

PROJECT DESCRIPTION AND SCOPE: On August 26, 2017, Hurricane Harvey inundated Municipal Courts with approximately nine feet of rising water in the basement level. Due to flood waters; five court rooms, support spaces, and building systems were lost. Because of fewer courtrooms and support spaces, courts have been forced to consolidate, which has led to overcrowding, and in some instances, courtrooms are above the maximum capacity, which limits mandated access. This also causes an inconvenience to the public, defendants, attorneys, witnesses and law enforcement and sometimes results in cases having to be reset, as well as undue hardship and delay to defendants in having their cases heard in a fair, efficient and timely manner. This work is required to increase the courts' capacity in the short term, while the design and construction to rebuild and mitigate the basement level are underway. This project will renovate the existing first floor server room space into two courtrooms and support spaces. To expeditiously restore court space in the interest of justice, the work will be executed through the General Services Department's In-House Renovation Group. This is a general listing of the minimal required work to increase basic operational status.

PROJECT LOCATION: 1400 Lubbock (Key Map: 493K)

DISASTER RECOVERY NOTE: This item is related to the impact of Hurricane Harvey DR4332. Due to the urgent need to increase court capacity, it is the City's intent to utilize existing citywide contracts for design services and a portion of the construction services which are not eligible for

Federal Emergency Management Agency (FEMA) reimbursement, and to seek reimbursement, for the remaining work performed by the In-House Renovation Group, from FEMA and other eligible sources for such expenditures.

CIP FISCAL NOTE: There is no estimated impact to the operating and maintenance costs for this CIP project. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

WBS No: D-HARVEY-7380-04-01-1B

DIRECTOR'S SIGNATURE/DATE:

C. J. Messiah, Jr.
General Services Department

Amount of Funding:

\$1,490,000.00 - Misc. Capital Projects/Acquisitions CP Series E (4039)

Contact Information:

Jacquelyn L. Nisby Council Liaison

Phone: 832 393-8023

ATTACHMENTS:

Description Type

Signed Coversheet Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/24/2018 District I Item Creation Date: 3/30/2018

25CONS347- Appropriation - In-House Renovation Grp. - Municipal Courts Harvey Damage

Agenda Item#:

Background:

RECOMMENDATION: Appropriate funds for Municipal Courts Harvey Damage Repairs.

SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$1,490,000.00 out of the Miscellaneous Capital Projects/Acquisitions CP Series E Fund to the In-House Renovation Revolving Fund for Municipal Courts Harvey Damage Repairs.

PROJECT DESCRIPTION AND SCOPE: On August 26, 2017, Hurricane Harvey inundated Municipal Courts with approximately nine feet of rising water in the basement level. Due to flood waters; five court rooms, support spaces, and building systems were lost. Because of fewer courtrooms and support spaces, courts have been forced to consolidate, which has led to overcrowding, and in some instances, courtrooms are above the maximum capacity, which limits mandated access. This also causes an inconvenience to the public, defendants, attorneys, witnesses and law enforcement and sometimes results in cases having to be reset, as well as undue hardship and delay to defendants in having their cases heard in a fair, efficient and timely manner. This work is required to increase the courts' capacity in the short term, while the design and construction to rebuild and mitigate the basement level are underway. This project will renovate the existing first floor server room space into two courtrooms and support spaces. To expeditiously restore court space in the interest of justice, the work will be executed through the General Services Department's In-House Renovation Group. This is a general listing of the minimal required work to increase basic operational status.

PROJECT LOCATION: 1400 Lubbock (Key Map: 493K)

DISASTER RECOVERY NOTE: This item is related to the impact of Hurricane Harvey DR4332. Due to the urgent need to increase court capacity, it is the City's intent to utilize existing citywide contracts for design services and a portion of the construction services which are not eligible for Federal Emergency Management Agency (FEMA) reimbursement, and to seek reimbursement, for the remaining work performed by the In-House Renovation Group, from FEMA and other eligible sources for such expenditures.

CIP FISCAL NOTE: There is no estimated impact to the operating and maintenance costs for this CIP project. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

WBS No: D-HARVEY-7380-04-01-1B

DIRECTOR'S SIGNATURE/DATE:

General Services Department

Amount of Funding:

∕Ĵ. Messiah, Jr.

\$1,490,000.00 - Misc. Capital Projects/Acquisitions CP Series E (4039

Contact Information:

Jacquelyn L. Nisby Council Liaison

Phone: 832-393-8023

ATTACHMENTS:

Description

<u>MAPS</u>

FORM A's

Type

Backup Material

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/1/2018 ALL Item Creation Date: 4/9/2018

ARA- Fleet Clean, Inc. SWF

Agenda Item#: 38.

Summary:

ORDINANCE No. 2018-0341, passed first reading April 25, 2018

ORDINANCE granting to **FLEET CLEAN, INC**, **a Texas Corporation**, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions, and making certain findings related thereto - **SECOND READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Fleet Clean, Inc. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 246 solid waste operator franchises. For FY 2018, the total solid waste franchise revenue to the City is projected to be \$7,664,100.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

Tina Paez, Director Other Authorization Administration & Regulatory Affairs Department

Contact Information:

Lara Cottingham **Phone:** (832) 393-8503 Naelah Yahya **Phone:** (832) 393-8530

ATTACHMENTS:

Description Type

ARA- Fleet Clean, Inc. SWF Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/10/2018 ALL

Item Creation Date: 3/22/2018

ARA- Fleetwash Inc

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Fleetwash Inc. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 238 solid waste operator franchises. For FY 2018, the total solid waste franchise revenue to the City is projected to be \$7,664,100.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

Tina Paez, Director Administration & Regulatory

Affairs Department

Other Authorization

Contact Information:

Lara Cottingham Phone: (832) 393-8503 Naelah Yahya Phone: (832) 393-8530



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/1/2018 ALL Item Creation Date: 4/9/2018

ARA- LRG Power Washing LLC SWF

Agenda Item#: 39.

Summary:

ORDINANCE No. 2018-342, passed first reading April 25, 2018

ORDINANCE granting to LRG POWER WASHING, LLC, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions, and making certain findings related thereto - SECOND READING

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to LRG Power Washing LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 246 solid waste operator franchises. For FY 2018, the total solid waste franchise revenue to the City is projected to be \$7,664,100.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

Tina Paez, Director Other Authorization Administration & Regulatory Affairs Department

Contact Information:

Lara Cottingham **Phone:** (832) 393-8503 Naelah Yahya **Phone:** (832) 393-8530

ATTACHMENTS:

Description Type

ARA- LRG Power Washing LLC SWF Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/24/2018 ALL Item Creation Date: 4/9/2018

ARA- LRG Power Washing LLC

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to LRG Power Washing LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 246 solid waste operator franchises. For FY 2018, the total solid waste franchise revenue to the City is projected to be \$7,664,100.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Other Authorization

Departmental Approval Authority:

Tina Paez, Director

Administration & Regulatory

Affairs Department

Contact Information:

Lara Cottingham Phone: (832) 393-8503 Naelah Yahya Phone: (832) 393-8530



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/1/2018

Item Creation Date: 4/11/2018

LGL Appeal from Decision of Historical Preservation Appeals Board - 901 Heights - Ryan Strickland

Agenda Item#: 40.

Summary:

***PULLED – This item will not be considered on May 2nd

REVIEW on the record and make determination relative to the appeal from the decision of the Historical Preservation Appeals Board, filed by Mark S. Hellinger, Attorney, on behalf of Ryan Strickland, owner of the structure at 901 Heights Boulevard, regarding denial of certificate of appropriateness to demolish the structure located at 901 Heights Boulevard - **DISTRICT C** - **COHEN**

Contact Information:

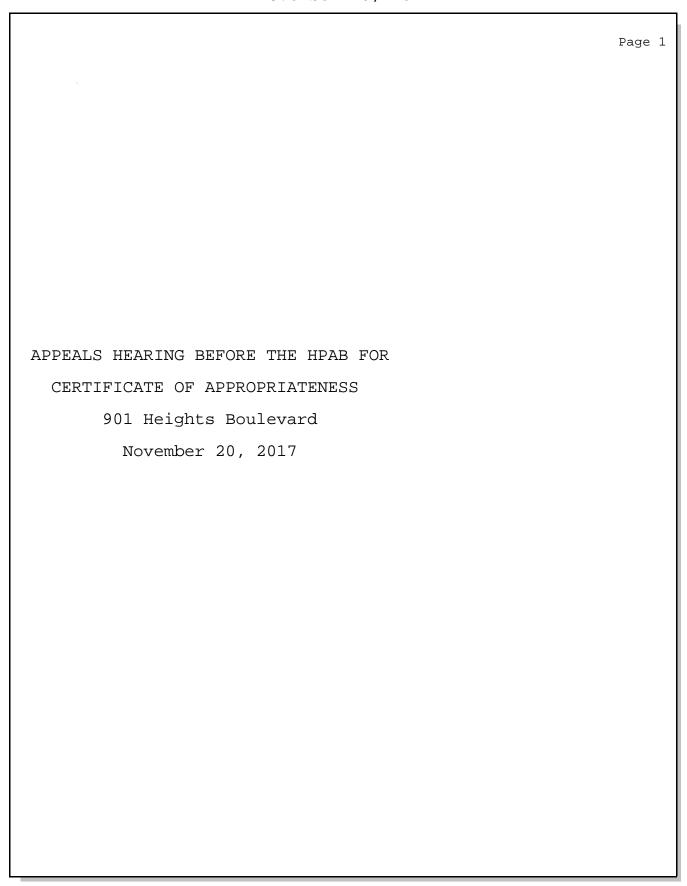
Kim Mickelson - Sr. Asst. City Attorney

Phone: 832 393 6290

ATTACHMENTS:

Description	Туре
Transcript of Appeal	Backup Material
HPAB Agenda 11-20-17	Backup Material
HPAB Action Report	Backup Material
Exh. A - HAHC Action Report Materials (1)	Backup Material
Exh. A - HAHC Action Report Materials (2)	Backup Material
Exh. A - HAHC Action Report Materials (3)	Backup Material
Exh. A - HAHC Action Report Materials (4)	Backup Material
Exh. A - HAHC Action Report Materials (5)	Backup Material
Exh. A - HAHC Action Report Materials (6)	Backup Material
Exh. A - HAHC Action Report Materials (7)	Backup Material
Exh B - HAHC May 2017 Transcript	Backup Material
Exh C - HAHC June 2017 Transcript	Backup Material

Appeals Hearing Before the HPAB November 20, 2017



Appeals Hearing Before the HPAB November 20, 2017

		Page 2	
1	APPEARANCES:		
2	HAHC APPEALS PANEL		
3	Mr. J.D. Bartell, Chairman		
4	Ms. Tanya Debose Ms. Betty Chapman		
5	Mr. Fernando Brave		
6	FOR THE APPLICANT:		
7	Mr. Mark Hellinger THE HELLINGER LAW FIRM		
8	12 Greenway Plaza		
9	Suite 1100 Houston, TX 77046		
10	713-425-4970		
11	FOR THE CITY OF HOUSTON:		
12	Ms. Kim Mickelson CITY OF HOUSTON LEGAL DEPARTMENT		
13	900 Bagby		
14	Houston, TX 77002 832-398-6290		
15	kim.mickleson@houstontx.gov		
16	ALSO PRESENT:		
17	Mr. Ryan Strickland, Applicant		
18	Mr. Andres Megoza, Engineer		
19	Ms. Loralie Willett, Staff		
20	Mr. Matt Kriegel, Planning Department		
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23			
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Appeals Hearing Before the HPAB November 20, 2017

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				Page 3
1				
2		EXHIBIT INDEX		
3	NO.	DESCRIPTION	PAGE	
4	EXHIBIT A	Certificate of Appropriateness file.	4	
5	EXHIBIT B	Minutes from 5-18-17 HAHC meeting .	4	
6	EXHIBIT C	Minutes from 6-151-7HAHC meeting	4	
7	EXHIBIT D	Notice of Appeal Denial	4	
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MR. BARTELL: Good morning, thank you for coming, it's Monday, November 20th, 2017, to the Historical Preservation Appeals Board. I'd like to call order.

MS. BROWN: Good morning, I have a brief report from the director's office. Appeals Board members, I'm reminding you that you are invited to join the HAHC Commissioners for a bus tour Friday, December 15, from 9:00 a.m. to 1:00 p.m. We will be viewing a variety of previously approved projects within the Houston Heights District and culminate the day with a lunch and presentation by staff. Please let staff know if you'll be in attendance. More information regarding the lecture and presentation will be sent out shortly.

I also wanted to let you know where we are in the Houston Heights District Design Guidelines process. To bring you up to speed, a revised draft guidelines were made available to the public through October 6 of 2016 -- of '17, and after the comment period closed, recommendations were presented to the Historical Commission last week on November 14th. Additional comments are being researched and will be presented to HAHC at the Wednesday, December 1st meeting, at 3:00 p.m., in this chamber. After that,

the final draft will be presented to City Council for consideration for adoption.

There's a lot of work going on in the planning and development department. We are working on five pilot communities and meetings have been held with Mayor Turner and we are now moving into the planning stage. These five pilot communities are: Acres Homes, Third Ward, Second Ward, Northside and Gulfton. Please go to houstonplanning.com if you're interested in details on this activity.

And I do want to welcome Kimberly
Mickleson, our new legal department representative
for this Commission. She is joining us. She also
represents us at the Historic Commission. And one
final comment, parking if you would like a parking
voucher, please see Patricia or Theresa at the end
of the meetings. We are still unaware of when the
parking accommodations will be reinstated in
Tranquility Park. If you want any more information,
you can call us at 311 or directly at 832-393-6600.
That concludes my report.

MR. BARTELL: I do not have a report.

However, we need to approve the March 9th, 2017,

minutes. Do we have a motion to approve?

MS. CHAPMAN: I move that we approve the minutes of the March 9th, 2017, meeting.

MR. BRAVE: Second.

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MR. BARTELL: All those in favor.

(Ayes heard.)

MR. BARTELL: Motion passes. Second item on our agenda today is a public hearing and consideration of an appeal of the decision of the Houston Archaeological Historical Commission for Certificate of Appropriateness for 901 Heights Boulevard.

MS. WILLETT: Good morning, Mr. Chair, members of the board. My name is Lorelei Willett. The item before you is an appeal of the decision of the HAHC to deny their Certificate of Appropriateness request to demolish the contributing house at 901 Heights Boulevard. The owner purchased the circa 1910 residence in May 2014 in an "as is" condition. The house had been partially gutted by the prior owner in preparation for renovation and an addition that was never constructed.

The old plumbing and electrical have been removed and the ceiling and shiplap had been removed from the exterior walls, but the interior walls are intact, as were the wood floors and historic

windows. The owner applied for a C of A in

October 2014 to demolish the house based on its condition. HAHC denied this request after finding no unreasonable economic heroship or unusual and compelling circumstances.

Since 2014 the house has been vacant and sometime after January 2015, the windows and hardwood floors were removed. Mr. Strickland then installed plywood over the window openings, but left the floor open to the ground. In 2015 the owner demolished the noncontributing garage apartment and constructed a new three-car garage with a 900-square-foot apartment above at the rear of the property which remains unfinished. No other attempts of repair were made before the owner returned in April 2017 to again apply for demolition.

The application was deferred at the May HAHC meeting and ultimately denied at the June 2017 meeting when the Commission found no unreasonable economic hardship or unusual and compelling circumstance. Under Section 33.253 of the Historic Preservation Ordinance, the applicant is appealing the decision to the HPAB. In order to grant the C of A for demolition, the project must meet criteria for economic hardship or unusual and

compelling circumstances. Under a reasonable economic hardship, the HCHA found that the figures provided by the applicant were not sufficient.

The applicant resubmitted the 2014 cost estimates, which are not based on the current 2017 condition and were also previously found insufficient by HAHC in 2014 to establish unreasonable economic hardship. The applicant has also not investigated or accounted for historic tax exemptions and other incentives in cost estimates. The Commission found that no information was provided to show whether the house could provide a reasonable return as an income producing property; whether commercial, office or residential rental, which is a common use for many structures along Heights Boulevard.

At the time of the May 2017 meeting, the house had only been pocket listed and received no bids. By the June 2017 meeting the applicant listed the property on MLS with a price of 760,000, nearly doubling its "as is" purchase price of 385,900; but no information on bids were provided.

The Commission found that a reasonable effort had not been made to sell the property and that an appropriate price should take into

consideration the cost of rehabilitation. The owner currently has the property listed for 740,000; and as of this meeting date, the applicant states no bids have been received.

Under unusual and compelling circumstances, the HAHC determined that the property is correctly classified as contributing. It retains historic elements such as exterior wood cladding, footprint, roof shape and porch elements. The loss of the historic residence would be detrimental to the district as a whole and to Heights Boulevard. The HAHC also found that the owner's continued neglect has caused greater deterioration over the last three years. Roof leaks and dry wood termites were noted in 2014, but the applicant did not address either condition until after the May 2017 meeting.

Again original windows and floors were removed and the window openings were boarded up, but the floor is still accessible from the ground. Roof damage has since been patched and the house treated for subterrain termites, but not the dry wood termites infesting the house since at least 2014. Therefore, the HAHC found the project did not meet criteria and voted 6 to 3 to deny the C of A. This

concludes staff presentation. Thank you.

MR. BARTELL: I have three speakers signed up. Does anyone on the Board have any questions for staff?

MR. BRAVE: I'd like a clarification, if I may. You said the siding had been removed from the house?

MS. WILLETT: I'm sorry, the shiplap has been removed of the exterior walls; but not the siding itself.

MR. BRAVE: Got it. Thank you.

MR. BARTELL: I'm going to call the speakers in the order they were handed to me. Mark Hellinger, to be followed by Ryan Strickland.

MR. HELLINGER: Thank you, Mr. Bartell.

First, I realize you are all dedicated

preservationist, and we're here today to ask you to

let us take down the building. I know that's hard for

you, and we're going to try to explain why it is

appropriate in this case. Mr. Strickland bought the

property in 2014. He wanted to make it his -- he

wanted to make it his residence. He purchased the

house, he saw it online. He always wanted to live in

The Heights. This is going to be his residence. He

wanted to remodel the home.

It turned out that once he got engineers and people who remodeled houses in The Heights before and knew what it entailed, it turns out they couldn't remodel it. It was too far gone. The home had been gutted by the previous owner, and the owner -- previous owner did a lot of things, tore out a lot of stuff that he wasn't -- didn't get a permit to do, he wasn't allowed to do; but the house as people testified -- neighbors testified at the last hearing in June. This house was in a bad state of neglect and repair before he even purchased the property.

This is not something that happened in two years, and the planning department has tried to put a lot of blame on Mr. Strickland saying he's neglected the property when, in fact, he -- this was supposed to be his home. He was supposed to live in here. He's been trying to get permission to tear it down so he can build up a new residence, and I would assure you as preservationists, he's not going -- planning or intending to put up a townhouse or some ugly structure that doesn't belong in this neighborhood.

He has a good expert -- a good architect, not an expert from Argentina, but a very good

architect, Katherine Carpenter, who submitted plans for a charming bungalow that's going to look more like a house in The Heights should look like than the home that's there now. Once the house is taken down, any planned rebuilding needs to be approved by the Commission and we can be assured that they're going to be strict but we've already given a plan that really is a nice, charming, appropriate, single-family residence that would go in its place. The existing structure, they said that the windows were removed, the floors were removed. They were stolen. Mr. Strickland didn't remove them. Thieves came in, stole the floors, stole all the wood, stole the windows. (Timer rings) MR. HELLINGER: Can I get two more minutes? MR. BARTELL: Yeah. Can somebody make a motion to extend? MS. CHAPMAN: I move he be allowed to continue. MR. BRAVE: Second. MR. BARTELL: All in favor. (Aye responses heard.) MR. BARTELL: Motion passes.

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MR. HELLINGER: I was planning to take

primarily most of the time for -- was that five minutes already? Really? Okay. And Mr. Strickland and the engineer -- we have a structural engineer here who has examined the property several times and has given reports that show that in many cases 100 percent of the components -- none of the components are useable. There is nothing here of historical valve that can be -- that can be saved or redone. The interior -- all the walls, everything has been torn out. The roof is asbestos, needs to be replaced. The house is supported on these things that look like cinder blocks. It looks like the house is going to fall over. When the city's inspector went to look at it, he didn't even go inside the property because he said it was too dangerous.

On the real estate price, the price listed at \$725,000. And if you look -- I would recommend if you could please look at the transcripts of the May and June hearing. One of those hearings the Commissioner decided -- he actually did the math and decided that that's a fair listing price. He's dropped it down to \$725,000. He's going to lose money at that point. The land itself is worth \$450,000. The garage apartment that was built with approval, with a Certificate of Appropriateness, by

the way that wasn't mentioned, is worth approximately 3 to \$400,000. We ascribe no value at all to this home because it has no value.

He cannot sell the house because he'd have to disclose to any purchaser the fact that he's taken the public position that the house is irredeemable. It cannot be restored at any cost. It cannot be restored and has to be taken down. He would have to disclose that to any purchaser. So obviously no one is going to buy the house. And as one of the Commissioners said at the hearing before, someone would have to be crazy to buy this house.

So as a practical matter, it's not going to be sold.

MR. BARTELL: I have a question. You mentioned Mr. Strickland is the owner. What is your relationship to the property?

MR. HELLINGER: I'm just his attorney. I'm his personal attorney. I went -- I went and looked at the property once because I'm also an artist and I thought -- he mentioned he had this rundown building that needed to be torn down in The Heights, and I know a lot of lawyers have offices in The Heights. And so I went to look at it. So I was also someone that he showed the house to; and I looked at it. I mean, you can't have an office without a floor, obviously. And

this place was -- to me it was a nonstarter.

And I actually also talked to some other people I know who have done some rebuilding in The Heights and they went and looked at it and said the same thing, that it is just beyond restoration and needs to be torn down and put something new in its place.

And one thing I didn't mention is the public safety. Again, this place has become a haven for criminals. The neighbors are upset. It's reducing everyone else's property value. Neighbors are scared. It's right by a Metro stop. There are people in there at the building breaking in. We think there's drug use going on in the building; and so, again, if you could read the transcript from the last year hearing, hear the neighbors, they're very, very upset about this, very concerned for their families. Sir?

MR. BARTELL: I think we need to go to the next speaker because we've heard your discussion.

Does anyone else have any questions for Mr. Hellinger?

MS. DEBOSE: I just want to clarify. You said he purchased the house as a residence, and that he's now interested in selling it for \$725,000?

MR. HELLINGER: No, ma'am. We have a

requirement. He's got to -- he wants to demolish the house and put up a brand new house. The only reason he's listed the house is basically to meet a requirement that this agency has that says we have to try to find an alternative purchaser for the house.

No one -- as I said, nobody is going to buy that house now because they can't do anything with it. What he wants to do is live there. Right now he has his house in College Station. He hasn't been able to move here. He's purchased this property and he's making payments on it, but he can't use it. And he hasn't been able to live there, so he's not able to, you know, monitor it closely; but he's not planning on selling it unless, you know, he would have to. He wants to put up his own residence and live there.

MS. DEBOSE: Thank you.

MR. BARTELL: Any further questions?

MR. BRAVE: Can I ask -- I can ask the next speaker. I was going to ask, but I can ask the next speaker. What was the intent originally when he purchased the house? Was he going to remodel it and live in it?

MR. HELLINGER: Yes, sir. Let me have Mr. Strickland, who is the owner, answer that.

MR. BARTELL: Next speaker. Ryan

Strickland, to be followed by Andres Megoza.

MR. STRICKLAND: Good morning. Thanks for giving me a chance to be here and to talk to you guys. Yes, sir, to answer your question, I bought the house --

MR. BRAVE: If it's going to take up your time, you can answer after you're done.

MR. STRICKLAND: That's kind of where I was going to start. I think he kind of hit a lot of the points for me. I bought the house originally as a house to remodel. I've always wanted to live in The Heights. Always wanted to live on Heights Boulevard, didn't think I'd find a property. One night I was searching on the Internet and I was up in Bryan where I live now and found it, had to have it, called my realtor, told him buy it or put in an offer.

We got the house, started really going through it with my architect and she kind of stepped back and said, Ryan, you really need to get your engineer in here and look at this. Because I thought that I could fix a lot of what was going on originally, just for briefly having gone in here. I didn't really spend enough time, I don't guess, going through it. But we got the engineers in there and they said, this is basically unsavable. You're

looking at -- I've had two engineer reports, you'll see them both in the submittals. They said up to 80, 85 percent for the total house of replacement. And so it became a spot where they said this is not feasible to do.

So then that's when we started getting involved with the City and going that route. I'm sure you have a lot of people that come through here that just want to tear something down and build whatever they want. That's really not my intention or has it ever been. I really want to live in the City of Houston. I'm still in Bryan. I mean, there's nothing wrong with Bryan, Texas, it's just I love Houston, and love The Heights. And I'm three years been sitting on this property that I can't do anything with and I can't afford to go buy a second residence in Houston and live there while I'm dealing with this. I can't sell it. I dropped the price again.

Like my lawyer said, I'm already at the point where I'm going to lose money now and it's -- it's not about even building a house that I can make money on or anything like that. I just need a place that I can live and a place that I can build.

So I don't really -- you know, as was

understand -- the committee -- some of the members said that we understand that you can't sell it because of disclosure laws, but we know that you can't build it. So, you know, they even -- when they voted me down, even asked the other members would you please comment on that; and they refused to do anything. I mean, they know they left me in a bad spot. I don't know what to do. That's why I'm here before you guys today.

MR. BARTELL: Does anyone have any questions for Mr. Strickland?

MS. CHAPMAN: You may have answered my questions. One was: You were aware when you brought it that it was in a historical district? You were aware of that, the realtor disclosed that?

 $$\operatorname{MR}.\ \operatorname{STRICKLAND}\colon$\operatorname{No},\ \operatorname{ma'am},\ \operatorname{actually}$ they did not.

MS. CHAPMAN: So you have a problem with your realtor because the real estate industry has been widely informed about that.

MR. STRICKLAND: We asked the title company at the time, and they gave us the answer back of no.

My realtor did ask for me, I was with him when he made the call. We don't have it in writing is the problem,

or I would have gone back instantly once we realized there was a problem and have this taken care of. So that's further made the situation worse, but it was -- and I wish I remember the title company. It was right there on Heights Boulevard.

MS. CHAPMAN: That surprises me because that is not what we usually hear. People are aware, are made aware when they are buying something in a historic district that there are going to be some rules and restrictions. If you were not aware, I guess my second question is a moot one. I was going to ask you why are you were pondering buying it if you knew it was going to need work? Did you get figures then before you purchased it? Did you talk to anyone about what might be involved in restoring it?

MR. STRICKLAND: No, ma'am, I have some experience with that, so I thought that it would be a manageable deal. And even whether it was historic or not -- I guess at the time even if they said it was historic, I still would have purchased it just for the fact I still wanted to remodel the house and live in it. However, having the old historic home appeals to me. That's what I wanted. That's what I expected it to be. I wanted to do an addition to it, but I never had intent of tearing it down at all. So, I mean, it

would have been nice to have known so I could have fallen back on that; but, no, ma'am, I did not know.

MR. BRAVE: One, kind of rhetorical, but why did you build a \$400,000 garage while you were wondering whether the house was salvageable or not? You don't have to answer the question.

If the experts of the staff here and six members of the Commission think that you can finish the house and repair it, why do you disagree with them? Is that -- are they wrong when they say it's salvageable? First of all, it's a contributing structure. That's our problem. That's your problem.

 $$\operatorname{MR}.\ \operatorname{STRICKLAND}:\ I\ \operatorname{completely}\ \operatorname{understand}$$ that.

MR. BRAVE: So why not pursue your original idea and finish it?

MR. STRICKLAND: I would love to. The deal is if you really go inside the house -- and I've invited everybody inside if they would come look. We had the city engineer come look at it. He wouldn't even walk inside.

MR. BRAVE: There's no floor. He can't walk in it. Did you buy it without a floor?

MR. STRICKLAND: No, sir. I bought it with

a floor. I actually went back in -- we kept having people break in the house, and they starting messing with a few of the windows. And we had homeless people sleeping in it. We had the police come out multiple times to remove them. Neighbors were concerned. So I was, okay, I'm going to go ahead and board the house so we don't have any worries, plus it's a liability for me anyways. We boarded the windows, we boarded the doors, plus we even used the little star bit screws so people can't easily take them off.

Sometime after we did that, within a month or two we're guessing because I wasn't going back into the house once I boarded it, somebody came in and removed a board off the back, took the flooring, the ceiling shiplap and remaining windows. I wouldn't even thought about that.

MR. BRAVE: I understand. You have an interesting case and your lawyer made a good presentation. The problem we have here I think is that this board is here to see if the Commission acted not in accordance to the regulations and we need to find where they did something wrong to help you. But unless you can prove that they're wrong, the whole history of how the house got destroyed and or damaged or this taken apart is not what we're here to hear.

They heard that. Did they do anything wrong?

MR. STRICKLAND: Yes, sir. We have submitted this material to them multiple times; and if you go back through the transcripts of the meeting in May and the one in June, they're saying I didn't meet Criteria 1, 2, or 3. 1, 2 was agreed both times by multiple members that we met Criteria 1 and 2 on both months. Criteria 3 was one that required to sell it, make an attempt. So we did put it on the market, and we did make the attempt. And they came back and said, okay, you now have satisfied 3. You can watch the video, it's all on there. We have met everything.

They said that we didn't do any efforts, you know, to board up the house; but I have a exact date. I have a picture timestamped that was sent to me by my guy who did the work for us on December 23rd, 2015. They finished right before 5:00 p.m.

I mean, I've submitted everything to them. I have correspondence with the emails back and forth to some of the staff saying, guys, like, you're saying I didn't meet this. It's in there. Would you please go and review it, and nothing gets changed. And I've submitted adequately, I believe, and multiple members of the committee as well all

1 the information that they requested and I believe 2 I've met my criteria. 3 MR. BRAVE: Mr. Chairman, could we ask the 4 staff to go over the three criteria and describe 5 what -- instead of trying to find it on the iPad, 6 maybe they can briefly tell us Criteria 1 is this and 7 this. 8 MR. STRICKLAND: I have it if you'd like me 9 to --10 MR. BRAVE: We have it. I think it's better 11 than if -- at least for me. 12 MR. BARTELL: Page 3. 13 MR. BRAVE: That's where I think the problem 14

is that there is a disagreement of whether this criteria was been interpreted right by the Commission or not.

MS. BROWN: Can I just ask one question, was his time up?

STAFF: His time was about to end when questions started, that's why the bell was not rung.

MS. BROWN: Does he have some time left?

STAFF: He has 28 seconds left, but then questions began.

MS. BROWN: Would you like to complete you

28 seconds?

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1 MR. STRICKLAND: If I need to answer 2 anything that comes up, I'll be glad to come back, 3 yes, ma'am. 4 MS. WILLETT: Which criteria did you want? 5 Did you want both? 6 The three that the applicant MR. BRAVE: 7 says that are wrongly interpreted. 1, 3, 5 or 1, 2, 3 8 I don't remember which ones. I believe he said like 9 something to the effect that within the Commission 10 there was disagreement on how to read the Criteria 1, 11 3, 5 or 1, 4 and 5. 12 MR. STRICKLAND: Which one did you want 13 to -- I believe we met all of them for both of them. 14 MR. BRAVE: The Commission obviously didn't 15 and you say they're wrong because 1, 3, 5, they talked, some said that you met it and others said that 16 17 you didn't. 18 MR. STRICKLAND: Well, there was -- nobody 19 spoke up at the hearing -- I mean, at the meeting with 20 the Commission. There was nobody that spoke up at the 21 Commission when we were before them that contested 22 that I didn't meet it only people said that I did met 23 There was nobody that said I didn't. They still

voted me down, but without explanation or reason.

They would not explain themselves. So there was --

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and if you go watch the tapes, they were even asked by other committee members to explain themselves, and they refused to.

MR. BARTELL: Okay.

MR. BRAVE: Can we hear why they didn't speak regarding you meeting it. You know which one we're talking about?

MS. WILLETT: I think so. I think it's the criteria for unusual economic hardship. And the Criteria 1 is that a property is incapable of earning a reasonable return without regard to whether the return is the most profitable return including without limitation the cost of maintenance or improvement of the property meets or exceeds fair market value. And I'm reading this on page 3 of your report that's listed out with the criteria, and then the Commission's judgment under it in bullet points.

So, Criteria 1 staff and HAHC found that
Criteria 1 was not satisfied because for 1 the cost
estimates for rehabilitation, were from 2014
application were resubmitted not taking into account
that -- all the problems with the 2017 condition.
And the applicant has also not investigated or
accounted for historic tax exemptions or other
incentives in its cost estimates.

As a designated historic property it qualifies for historic tax exemptions for rehab work, discounted permit fees, exemption from Energy-Co compliance and reduced parking requirements.

And also the No. 2 is that the property cannot be adapted for any other use whether by the current property, by purchaser, by a lessee that would result in a reasonable return. The Commission found that no information was provided to show whether the house could provide a reasonable return as an income producing property, whether commercial offices or residential rental which is common use for many structures along Heights Boulevard.

And No. 3 that the owners demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it and those efforts have failed.

MR. BRAVE: On No. 2 you were saying that maybe the applicant could have rented the house when he bought it. Is that pretty much what the Commission is --

MS. WILLETT: The commission wanted to see numbers on how the property would do as a rental after it was rehabbed, either as a commercial or residential

rental. That's a very common use for houses along Heights Boulevard. And then did I finish reading No. 3?

MR. BRAVE: I interrupted. I do that.

MS. WILLETT: And then so the owners demonstrated reasonable efforts to find a purchaser or lessee. So at the time of the May 2017 meeting, the applicant had only pocket listed the property. It wasn't formally listed on the MLS. And so that was the reason that he didn't meet that criteria. But then in between the May 2017 meeting and the June 2017 meeting he did list it on MLS.

However, it was for approximately \$760,000, and the Commission found that with the state of rehabilitation that is needed for that property, that that was -- that was a rather large number, a large asking price.

MS. DEBOSE: Would you repeat the last part where it was pocket listed and it sounds like to me that it was only for 30 days listed and prior to that it had been listed for an unreasonable amount of time? And also you talked about price that it was listed for. Was the price too expensive?

MS. WILLETT: So the previous -- or, I'm sorry, prior to the May 2017 meeting, the -- I'm

sorry, excuse me, so after -- between the 2014 application and the May 2017 meeting, I'm not sure how long it was -- it was pocket listed for, but the -- that didn't fall under meeting that certain criteria was pocket listing. And then after the May 2017 meeting, he did list it on MLS and, yes, his original price -- original purchase price was \$385,900. And then the listing price was 760,000. Does that answer your question?

MS. DEBOSE: Yes.

MR. BARTELL: I just want to say, this is a public hearing and this is recorded. So a pocket listing is a piece of jargon. Can you define what a pocket listing is for people that would be reviewing this hearing?

MS. WILLETT: Maybe I should let the applicant speak to that.

MR. STRICKLAND: Yes, sir. A pocket listing is basically where I tell my real estate agent that I am willing to sell it if somebody comes up and offers on it. He has many inquiries from clients about wanting a property in the area. So he knows that I'm willing to sell it if somebody comes up. I really wanted to live there, that's why we didn't formally list it until May. But I was really frustrated last

summer and I told him -- it was probably nine, ten months that he had permission if somebody came up to, you know, to buy it. And I had a couple people come in and -- or ask him to ask me, like, could they tear it down, and I told him them no. So then they went away.

And since we've listed it, we've had a number of inquiries on it, but all come to the same dead end. We've had businesses we've tried to show, one was a financial firm. We've had individuals and all them have been the same exact answer, that if we're involved with this process, they want nothing do with it. And I submitted something, I saw a write-up along those lines from the realtor with this appeal.

MS. CHAPMAN: My concern is that there is disagreement between you, the owner of the property, and the staff as to what needs to be done. You have implied that it's really everything has to be done. They in their report said the frame was sturdy, it did not need to be replaced. So there is disagreement there on the building being renovated, and that is my concern, you know.

MS. WILLETT: I would also like to clarify that our structural inspector, Pete Stockton, he did

go into the house and that is on -- that is in the staff assessment of the structure from April 2017. And the shiplap is gone and that does need to be replaced and it is up to the structural engineer to figure out how to do that. But from what our staff and what our structural inspector saw there is repairable structural members. It's -- I mean, without shiplap the house is still standing.

MR. BARTELL: I just want to clarify. We've had the ordinance for several decades now. We have several hundred, if not a thousand examples of construction and remodels and restorations. So I do trust the staff in their recommendations as they have seen more than any of us do what is happening in the city as far as what's possible. I know -- your property I am very familiar with it as I was doing a restoration directly across the street two blocks up at the time when your property was on the market and I had a client that was looking at it when you purchased it to do the restoration.

So I am familiar. I've been in your building before you purchased it. I know my client that was looking at buying it did a successful restoration of a house at 1230 Heights Boulevard. So I knew it was possible at that time to do it.

Also I know there are other examples -- your problem is not terribly unique. There are lots of examples over the years.

I've been involved with the preservation in Houston and with the Commission and with this board for over 20 years, and I've seen houses in the condition you have. So your house is not particularly unique, nor is your situation; but we have to look at it as it is and what the situation we're dealing with today on your property and with your building. But I will say that your project and your property issues are not unique in that we've seen it and we've seen it resolved before. Thank you.

Does anyone have any other questions or do

I need -- can I call the third speaker?

MR. STRICKLAND: Can I take my last 30 seconds?

MR. BARTELL: 28 seconds?

MR. STRICKLAND: In reference to your first question about the inside of the house, we had two structural engineers look at it. There's a disagreement with staff, yes, ma'am; but none of them are structural engineers. They did not do a thorough detailed inspection. They walked around the house

once while we still had the floor. When the floor was gone, they would not go in. And, Mr. Bartell -- I'm sorry I just blanked out. The difference is on mine is if you look at the termite reports from two different companies, two different engineers, when they really got to pulling stuff apart, especially when the floors came out, it did it again, it got even worse. So, yes, sir, when you saw it originally in '14, it might have looked completely different, I don't know; but once they really started looking at stuff and doing the full detailed under inspection and getting up in the attics and everything it became a lot worse because when I first saw it, I thought I could rehab it too. Thank you.

MR. BARTELL: I'd like to call the third and final speaker that was signed up, Mr. Andres Megoza.

MR. MEGOZA: Board, thank you for the time.

I did provide a survey for Mr. Strickland on his home;
and to the point as far as rehab and renovating, I
mean, anything can be done. I think it then becomes
an issue of how much is it going to take for
renovation in terms of material and costs associated
with it. I know the Commission was mentioning the
historical nature of it, preservation of it; but when
you have to replace so much of it, at what point does

it stop becoming a historical item and it's now just a shell of what it formerly was.

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Like I said from -- I've seen a lot of things happen from structural engineering standpoint; shoring walls, doing this and that; but the amount of replacement material that has to go into this from walls, to flooring, to roof members, to the external sheathing of it, it's basically a rebuild. And I guess at that point if it's so extensive that it's going to be a complete more or less rebuild, you might as well start from the foundation up and get a good foundation. If he's going to be coming in and modifying -- not necessarily modifying it; but putting everything back in the way it was, looking at it from the foundation from the ground standpoint, it's inadequate, I would say. I mentioned that in one of my initial reports.

Like I said, can it be rehabbed, sure; but at what cost and then you get into the financial economic impact of it. You would essentially be rebuilding the entire house from the ground up because of what the extent that needs to be redone on the house. Like I said, if it's the shell that is the interest, the look, the feel of it, that can

all be maintained; but as far the bones of the house itself from activities that were done prior to Mr. Strickland's purchase of it, there's not going to be much there. And at least what is there is not useable. It's going to need to be braced and framed and redone, essentially.

MS. CHAPMAN: I assume a cost has been put there, a predicted cost for what it would be. Do you have those figures?

MR. MEGOZA: I do not. That's not my expertise. I know Mr. Strickland has gotten quotes for renovating it.

MS. CHAPMAN: I would like to hear that from Mr. Strickland if he could.

MR. STRICKLAND: Yes, ma'am. From the two cost estimates I received for the total rebuilding of the house and the addition on the back came out in upper 500s, low 600s. That's pretty high. Nobody hardly wanted to touch it. There was so much. They had to do as far as shoring up the walls and replacing studs, carefully removing the siding because they know it's historic and trying to put it all back without messing it up. They said that the labor involved was far more extensive than a normal rehab.

MS. CHAPMAN: Thank you.

MR. BARTELL: Are there any other questions for Mr. Megoza?

MR. MEGOZA: Thank you, sir.

MR. BARTELL: Thank you for your time. I will say I have one other issue of concern. If the --when we look at our -- because we do have 283 pages of -- that we've reviewed since -- that was provided to us. When I hear all this discussion that you want to fit in the neighborhood and you're going to design something, I'm looking at the drawing which is on page 138 of our document which shows the building that you have proposed. I don't see that as necessarily in showing an intent to preserve the existing character of the property.

MR. STRICKLAND: Can I make a quick comment on that? Yes, sir, that was our initial drawing. We just started working with staff and talked to them about it briefly; but we didn't get to go much further because they said we need to hold up until we finish with this. But we were willing to work with them to come up with whatever design fit the neighborhood and was pleasing to staff as well.

It wasn't stuck to that. In fact, the 3700-square-foot was probably going to be a whole lot smaller than that. We just kept the same

orientation of the porch, the general layout on the side. We even kept the side detail to the left, that little bay window from the original house because we wanted to try to preserve some of the look that was originally there.

MR. BARTELL: Thank you. Does anyone else have any questions for staff or for any of the speakers?

MR. BRAVE: One of the things that I read earlier on it that still kind of bothers me is that the value of the house in 2014, according to the appraisal, was a million, a million 1. I think it says here or am I reading that right? Indicated value of property 1,000,130 so what did -- if that's the value of the property as appraised in 2014, what happened?

MR. STRICKLAND: That's if we were going to do the -- the bank forced us to do one for the remodel, once we got to certain size, what it would be worth. That's the bank evaluation for my construction loan.

MR. BRAVE: But this regards the existing house.

MS. WILLETT: Yes, sir, the existing house remodeled it and made into a larger structure.

Page 38 MR. BARTELL: Is the number you're talking 1 2 about 2014? 3 MR. STRICKLAND: Yes. 4 MR. BARTELL: In 2014 the property that I 5 did on the 1200 block of Heights Boulevard was selling 6 at \$300 a square foot. 7 MR. BRAVE: This one, the actual property is listed at 190,000 because of it's state in which it 8 9 was I suppose, but the whole property is listed or 10 appreciated at 1,000,130. 11 MR. STRICKLAND: That's if we did the whole 12 full -- that's what we submitted to the bank back then 13 for the full project. Like once it was done with new 14 garage and garage apartment and new house or remodeled 15 house. MR. BRAVE: This is not about the existing 16 17 house? 18 MR. STRICKLAND: No, sir. That was what it 19 would be once we remodeled it and done the additions 20 to it. That's just something the bank made us do. 21 MR. BARTELL: It's the appraisal for the 22 construction loan. 23 MR. STRICKLAND: Right because they don't

give it to us unless they know that the value will be

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MR. BARTELL: If there are no other questions or comments from board members, shall we call for a vote; or there is anything else that needs to be said from staff? MS. WILLETT: No, thank you. MR. BARTELL: Calling for a motion. MR. BEAVE: I'm not making a motion. It's obviously a difficult case. I'm looking to find -obviously the house needs a lot of work. Commission before us estimated that the house was in repairable shape. I'm not seeing -- I haven't seen that, but we have to trust the Commission. And the three years that lapsed between 2014 and now have seen the house deteriorate further and further. Is that a photo before -- that's with the floor? MS. WILLETT: That's without the floor. That's from 2017. MR. BRAVE: So there are no photos of the house before this? MS. WILLETT: Yes, we do have some of the exterior. We don't have a lot of the interior. MR. BRAVE: Yeah, I've seen that here. And as I said our charge would be to revert the decision made by the Commission if we find the Commission did

something that's not entirely right. I can't see

that. I'm looking because I want to find that they made a mistake. Does anybody on the Board have anything that might help my -- I can't find anything that's says the Commission acted the wrong way.

MS. CHAPMAN: I agree with you.

MR. BRAVE: I want to find something.

MS. CHAPMAN: I agree with you. I'm with you entirely, but we have to go by the Commission's ruling. It's not what we may think that it should have been or any change. We are committed to go by their ruling, and I think it's a difficult one.

MR. BRAVE: It's a very difficult one. They made a good case. The problem is we don't know what the house was when it was purchased. We know how it got to where it is and that doesn't help the case.

MS. CHAPMAN: Actually the three years that it sat, that disturbs me because that --

MS. MICKELSON: I can clarify. The ordinance requires that the Appeals Board shall consider the application, the findings of the Historic Commission, written comments from the public and any evidence presented at the meeting at which the appeal is considered. Then you shall reverse or affirm the decision of the Historical Commission based upon the criteria applicable to the Certificate of

Appropriateness. So it doesn't necessarily require that you find they were in error, though you may; but you need to go back to those criteria for the Certificate of Appropriateness.

MR. BRAVE: Yeah, that was one of the criteria. The shape of the house I said doesn't help his case because the house is what it is today mostly because of inaction -- mostly because of inaction on the part of the owner; and the value, the distortion that he's also doing by building a 400,000-dollar garage on a house that's -- so I can't help him with that. So I was looking for where the Commission may have acted not maliciously but maybe misunderstood the criteria, and I can't find it.

MS. MICKELSON: I think that's wholly appropriate. As the Appeals Board you consider what evidence is before you and how you interpret that is up to the members.

MS. WILLETT: Excuse me, Commissioners, you're asking for interior photos when he purchased it. That is on page 215 on Exhibit A.

MS. CHAPMAN: It's very dark up there.

MR. BRAVE: But still we know what it looks like. We know it had a floor. It had interior finishes. So it deteriorated under his control or

during his ownership. So that doesn't help the case.

And I'm really trying to help him, but I can't.

MR. BARTELL: I was -- it was also mentioned that the neighbors were complaining and stuff of that nature. What information was provided in reference to that, if any?

MS. WILLETT: I believe we asked for a police report and for any sort of activity. For the most part at the, I believe, it was the May hearing it was neighbors that were coming up during the public comment and stating some activities that they had seen.

MS. CHAPMAN: Was the building ever cited by the city? Maybe this is not done, I don't know, whether they would go out and cite it as, you know, a security of property, a nuisance to a neighborhood. Is that done? Because obviously that was -- that occurred because we heard from neighbors, but over three years that was never done, right? A complaint was never made? I understand a person could have issued an official complaint to the City and maybe have received action, but that did not happen. Okay Thank you.

MR. BARTELL: I know of a couple of examples, but I'm just wondering if you could maybe

elaborate on some other examples of structures that have been in this situation that have been -- like, I know of at least one on Henderson in 6th Ward that has been in this situation, and we haven't had to be this far -- on that one I'm defining on Henderson, also the property owner was responsible for the neglect of the building and that they have been pursuing and actually begun work on fixing the building -- at least one of the buildings on the property. Do you know of other examples of where we've been in this situation where the property owner is responsible for the neglect and the property owner has elected to move forward with the restoration of the structure?

MS. WILLETT: Our Historic Preservation

Ordinance does have a section for something called demolition by neglect, which speaks to what you're talking about. And we have -- we do have a few properties on that list where we would send certified letters saying you need to do X, Y and Z. Our demolition by neglect criteria is pretty straightforward as far as that goes, and we -- that was discussed at one of the other Commission meetings as well for this particular property and the planning department is going to have to look into that sand pursue that. That's not something that the HAHC or

the Appeals Board can do anything about it. Does that answer your question.

MR. BARTELL: Well, I was looking more for examples of people that have been in a similar situation to this applicant that have found a positive way of rectifying the issue by working on the structure. That was more my direct question.

MR. KRIEGEL: Hello, Commission. I'm Matt Kriegel with the planning department. So throughout the many years that the ordinance has been in effect, there have been several owners who have managed to restore their houses that were deemed to be not salvageable in cases where they have met with staff on the numerous occasions to say that that house needed to be demolished. Some of them never went to the Commission. Some of them just changed hands.

A lot of times the owners will sell the house and a new owner will come in and purchase the house and restore it. Currently there is several houses on Sabine Street that's happening on. You're right with the ones on Henderson Street. There has been some in Montrose and several in The Heights as well. So if the owner can't do it, sometimes the owner sells to a new party and they manage to restore the structures.

MR. BARTELL: Thank you. Mr. Hellinger,
I've seen you pacing that you want to speak. I will
let you speak. However, I want you to be incredibly
brief and not wordy.

MR. HELLINGER: Thank you, sir. I think one important thing to consider and did we say we had a legal representative here? The standard of review is what is your charge here. And the charge -- we did not need to come and prove by beyond a reasonable doubt that we've meet these criteria. We have shown that we met these criteria. The council below received all of this evidence, and they made an emotional choice to ignore the evidence and instead to deny the permit. What we're saying is you should look at this independently based on the evidence that's before you and make your own decision, but thank you very much.

MR. BARTELL: Something that we have to consider is we also consider the precedence of each item. So we look at this is not a new -- like I said before, this is not a unique issue. So we have to look at your project individually, but we also have to foresee in the future. And since your problem is not unique, we're thinking about that as well.

So I call for a motion.

Page 46 1 MR. BRAVE: What are the options regarding 2 this motion? 3 MR. BARTELL: Right. You uphold the order 4 or you don't. MR. BRAVE: What happens if we uphold it, it 5 6 goes to the City Council? 7 MS. BROWN: If they choose to. 8 MR. BRAVE: Since there's a reporter, I'm 9 thinking that that's the option. 10 MR. BARTELL: Yes, it would go to City 11 Council if they elect to, if you uphold the 12 Commission's decision on this matter. 13 MS. CHAPMAN: Are you fixing to make a 14 motion? 15 MR. BRAVE: No. It's a difficult case for 16 me. 17 MS. CHAPMAN: It is difficult. 18 MR. BRAVE: I would second one. 19 MS. CHAPMAN: I move to uphold the 20 Commission's decision to deny the demolition. 21 MR. BRAVE: I second that. 22 MR. BARTELL: All those in favor of that 23 motion? 24 (Ayes heard.) 25 MR. BARTELL: It passes unanimously. Does

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1	staff have any other business to discuss today?	Page 47
2	MS. WILLETT: No, thank you, Mr. Chair.	
3	MR. BARTELL: Are there any other public	
4	comment people? I ask for a motion for adjournment.	
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	MR. BRAVE: I will make that one. That's an	
6	easy one.	
7	MR. BARTELL: Second.	
8	MS. DEBOSE: I second.	
9	MR. BARTELL: All those in favor.	
10	(Ayes heard)	
11	MR. BARTELL: Passes unanimously.	
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COUNTY OF HARRIS

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HISTORIC PRESERVATION APPEALS BOARD

Members

Dr. Carol A. Lewis, *Position One*J.D. Bartell, *Position Two*Betty Trapp Chapman, *Position Three*Fernando L. Brave, *Position Four*Tanya Debose, *Position Five*

Executive Secretary

Patrick Walsh, P.E., Director, Planning & Development

Agenda

Monday, November 20, 2017

City Hall Annex, 900 Bagby Street, Houston, Texas City Council Chambers, Public Level 9:00 A.M.

Contact: Diana DuCroz, Historic Preservation Officer

Historic Preservation Appeals Board AGENDA

Monday November 20, 2017
Meeting to be held in
Council Chamber, City Hall Annex
Public Level, 900 Bagby Street
Houston, Texas
9:00 a.m.

Call to Order

Director's Report

Chair's Report

Approval of the March 9, 2017 Historic Preservation Appeals Board Minutes

- Public Hearing and Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on June 15, 2017 for a Certificate of Appropriateness for 901 Heights Boulevard – Houston Heights Historic District South
- II. Public Comment
- III. Adjournment



Procedures for Appeals from the HAHC

The Historic Preservation Appeals Board (HPAB) may find in favor of the appellant only if it finds that the applicant has demonstrated it meets all appropriate criteria in accordance with Chapter 33 Section 33-253 of the City of Houston Code of Ordinances.

The HPAB has adopted the following procedural rules for hearing appeals from the HAHC:

- 1. Any supplemental materials that the appellant wishes the HPAB to consider must be submitted with the appeal request.
- 2. At the HPAB meeting, Planning Department staff will first summarize the project and provide the basis for the HAHC's decision.
- 3. The appellant will then have five minutes to present arguments for the granting of the appeal. The appellant may yield any amount of this time to other professionals retained by the appellant and directly associated with the project. Any other interested party may speak for one minute.
- 4. Comments should be limited to the ways in which the project meets the criteria.
- 5. The HPAB may ask questions at any time. Time devoted to answering any questions from the HPAB is not charged against allotted speaking time, nor is any time that may be used for translation, if needed. HPAB may vote to extend speaking time for any speaker.
- 6. The HPAB may amend the speaker rules at any time to ensure a timely and equitable appeal.



SPEAKER GUIDELINES

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on the meeting's procedures. Personal disponible para ayudarle a orientarse en los procedimientos de la reunión.

- Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff at the
 front desk or near the door, normally before that item is called for consideration. Organized groups may submit
 forms in a desired speaker sequence to staff. The Chair may follow your preferred sequence. The Chair may take
 items out of order.
- As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. One
 recognized speaker at the podium at a time is permitted. Handouts can be provided to staff near the podium, for
 distribution while you begin speaking. Speaker's times are normally 1, 2 or 3 minutes or as stated. A bell will ring
 when your speaking time is over.
- At the podium, state your name, whether you are supportive or not of the item, and deliver your comments. There may be questions for you, before you return to your seat. Speaker's time cannot be allocated to another person.
- No audible expressions (applause, laughter, boos, etc.) from the audience are permissible. No speaking after a
 public hearing or item has closed. Speakers who have general comments can sign up to speak during the public
 comment section of the agenda. Turn in visitor badges at the building's check-in stations at departure. Thank you.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

APPLICANT: Ryan Strickland, owner

PROPERTY ADDRESS: 901 Heights Boulevard

LEGAL DESCRIPTION: Lot 12, Block 231, Houston Heights Subdivision

HISTORIC DISTRICT: Houston Heights Historic District South

HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

Project Summary:

The applicant purchased the property, containing a circa 1910 contributing house, in May 2014 in 'AS-IS' condition. The interior of the house had been partially gutted by the previous owner in preparation for a renovation and addition, but the exterior was intact.

In October 2014, the applicant applied to demolish the house based on its condition. HAHC denied his request after finding neither 'unreasonable economic hardship' or 'unusual and compelling circumstances.'

Between 2014 and May 2017, the applicant let the house sit vacant. He made no repairs, nor did he make a demonstrated effort to sell or lease it. He also did not adequately secure the house, and both the interior wood flooring and all historic windows were removed. In 2015, he began construction on a new three-car, 900 sq ft garage apartment on the property behind the historic house, which remains unfinished.

On April 26, 2017, the applicant reapplied for permission to demolish the contributing house. In June 2017, HAHC again determined the proposal **did not meet** either criteria for demolition – **Sec. 33-247(c)** for 'unreasonable economic hardship' or **Sec. 33-247(d)** for 'unusual and compelling circumstances' – and voted 6-3 to deny the request.

In accordance with Sec. 33-253, the applicant is appealing the decision to the Historic Preservation Appeals Board (HPAB).

Charge to the Historic Preservation Appeals Board:

To be approved, a *demolition* must meet criteria found in Section 247(a)1 and either criteria for approval found in 33-247(c) for 'unreasonable economic hardship' or 33-247(d) for 'unusual and compelling circumstances.'

HAHC found this project did not meet Criteria (c) 1, 2 & 3 and (d) 1, 2, and 3.

The applicant has the burden of proof to demonstrate that the project meets all applicable criteria for approval. Unless the HPAB finds that the project meets all criteria, it must uphold the decision of the HAHC. If the HPAB upholds the HAHC decision, the applicant may return to HAHC with a new or revised application or may appeal further to City Council.

HPAB Action:

The HPAB upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness to demolish the contributing structure at 901 Heights Blvd.

Project Description:

The Queen Anne residence, constructed circa 1910, is considered a contributing structure in the Houston Heights Historic District South.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

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A Certificate of Appropriateness was issued to the previous owner in 2011 for an addition, which was never constructed. In preparation for the renovation, however, the house was partially gutted – the plumbing and electrical systems were removed, as was the interior shiplap on the exterior walls. The exterior siding (covered by synthetic siding), original wood windows, hardwood floors, and all interior walls were intact, however, when Mr. Strickland, the current owner, purchased the property in 'AS-IS' condition in May 2014 for \$385,900.

Since 2014, the house has been left vacant. The applicant did not fumigate the house despite discovering an active drywood termite infestation in 2014. At some point, the hardwood floors and the original wood windows were removed; the applicant states these were stolen by vandals at different times. Sometime after the windows were stolen (photos show the windows in place as late as January 2015), the owner had the openings boarded up, but had done no other repairs or maintenance until May of this year where some of the roof was patched and the house was treated for subterranean termites. The floors remain open. In 2015, the applicant demolished the noncontributing garage apartment and constructed a new three-car garage with a 900 sq ft apartment above at the rear of the property.

The applicant then reapplied for the demolition in April 2017. The application was deferred in May and ultimately denied at the June 2017 meeting, after HAHC again found no 'unreasonable economic hardship' or 'unusual and compelling circumstances.'

Basis for the Houston Archaeological and Historic Commission's decision:

A contributing building is eligible for demolition only if HAHC finds an 'unreasonable economic hardship' or an 'unusual and compelling circumstance.'

Although the house at 901 Heights was partially gutted prior to the applicant's purchase in 2014, HAHC found that these conditions were not beyond repair.

Staff inspected the house on April 21, 2017, and found that, although the house has some damage from the elements, termites, and prior renovation attempts, most of the remaining structural members are sound and do not need to be replaced or altered. Because the interior shiplap and windows were removed from the exterior walls, the shell must be brought up to current code with new bracing such as plywood sheathing and possibly window headers, however this mitigation must be specifically designed by a structural engineer. Also, some ceiling joists, which were cut as part of the earlier renovation attempt, need to be replaced or reinforced. Due to the lack of shiplap, access to the members to make these repairs will be easier than in a residence that has retained its shiplap.

Historic houses commonly need some structural repair during renovation. Despite the deficiencies noted above, the residence is in fair structural condition and can be made sound again with a reasonable degree of repair. The house retains its historic exterior wood siding, original building footprint, historic front porch, and roof structure All new interior finishes and systems, including new flooring, will be required to make the house habitable, but these elements are often completely replaced during the renovation of historic Heights houses.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

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HAHC Action: Denied

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Mr. Strickland claims that the house is in worse condition now than it was in 2014. He did not submit updated repair estimates for the house, however, making it impossible for staff or HAHC to determine the presence of an 'unreasonable economic hardship' or 'unusual or compelling circumstance.' Furthermore, any deterioration since 2014 is the direct result of his lack of maintenance and repair on the house. He also submitted no evidence of genuine or reasonable efforts to sell the property until after the May 2017 meeting.

The criteria for unreasonable economic hardship are as follows:

1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

Staff and HAHC found that this criterion was not satisfied for the following reasons:

- Mr. Strickland purchased the property in 2014 for \$385,900 in 'AS-IS' condition. Since 2014, his
 continued neglect has caused further deterioration. The interior flooring and all original wood windows
 have been removed, the roof has continued to leak, and the termites discovered in 2014 have not been
 exterminated. The owner currently has the property listed for \$740,000.
- The applicant has not submitted current repair estimates based on the 2017 condition of the house.
 Without recent cost estimates, the HAHC is unable to determine whether the property is incapable of earning a reasonable return, or whether costs of maintenance or improvement exceed the fair market value.
- The applicant resubmitted the 2014 cost estimates, which were found insufficient by HAHC in 2014 to establish 'unreasonable economic hardship.'
- The applicant has not investigated or accounted for historic tax exemptions and other incentives in his
 cost estimates. As a designated historic property, the buildings qualify for City historic tax exemptions
 for rehabilitation work, discounted permit fees, exemptions from energy code compliance, and reduced
 parking requirements.
- 2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
 - The Commission found that no information was provided to show whether the house could provide a
 reasonable return as an income-producing property, whether commercial, office or residential rental,
 which is a common use for many structures along Heights Blvd.
- 3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and those efforts have failed;

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: I

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HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

 At the time of the May 2017 demolition request, the applicant had not listed the house for sale or lease on MLS. He had 'pocket-listed' the property only, and received no bids. Between the May and June 2017 HAHC meetings, the applicant listed the residence on MLS with an asking price of \$760,000 (almost twice the 2014 purchase price).

• HCAD values the property at \$576,475 for 2017 - \$450,000 for the land and \$126,475 for improvements. In June 2017, the HAHC determined that the applicant had not made reasonable efforts to find another purchaser or lessee, and that the asking price is unreasonably high considering the condition of the house and the 2014 purchasing price of \$385,900. An appropriate asking price should take the cost of rehabilitation into account. As of Nov 15, 2017, the asking price is \$740,000. The applicant has not provided information about any offers received.

The criteria for **unusual and compelling circumstances** are as follows:

- 1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
 - The HAHC determined that the property is correctly classified as contributing. It retains historic elements such as exterior wood cladding, footprint, roof shape and historic porch elements.
- 2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and
 - The applicant plans to build a two-story 3,700 sq ft residence. The HAHC found that the loss of the historic residence would be detrimental to the district as a whole, to Heights Boulevard, and to that particular intersection which retains historic structures on the three of its four corners.
- 3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.
 - After denial of his 2014 demolition request, the applicant allowed the house to further deteriorate. Roof leaks and drywood termites were noted in 2014, but the applicant did not address either condition over the next three years. Also, the original windows and floors of the house were removed sometime after 2014, photos show the windows present in January 2015. The applicant then placed plywood over the window openings but did not secure the open floor, which is still open to the ground below.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

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HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

Only after his current application was deferred in May 2017 did the applicant patch the roof. He
also had the house treated for subterranean termites, although not for the drywood termites
infesting the house since at least 2014. No further information has been provided in regards to
securing the residence.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

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HPAB Action: Upheld HAHC's decision

2014 PHOTOGRAPH – Condition at the time of the applicant's purchase



Exhibit B: May 2017 HAHC Unofficial Meeting Transcript (prepared by staff for informational purposes)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

APPLICANT: Ryan Strickland, owner

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HPAB Action: Upheld HAHC's decision

CURRENT PHOTOGRAPHS



Exhibit B: May 2017 HAHC Unofficial Meeting Transcript (prepared by staff for informational purposes)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

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HISTORIC DISTRICT: Houston Heights Historic District South

HAHC Action: Denied

HPAB Action: Upheld HAHC's decision



Applicant's Grounds for Appeal:

The applicant's appeal material is attached as Exhibit D.

Basis for the Applicant's appeal:

Sec. 33-253. Appeal.

(a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive

Exhibit B: May 2017 HAHC Unofficial Meeting Transcript (prepared by staff for informational purposes)

Exhibit C: June 2017 HAHC Unofficial Meeting Transcript (prepared by staff for informational purposes)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

APPLICANT: Ryan Strickland, owner

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HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.

- (b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in section 33-247(f) of this Code and not later than 120 days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.
- (c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence presented at the meeting at which the appeal is considered. The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. If the HPAB does not make a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.
- (d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.
- (e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of section 2-2 of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

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HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

EXHIBIT A:

JUNE 2017 HAHC ACTION REPORT

(INCLUDING PROJECT DETAILS, STAFF ANALYSIS AND COA APPLICATION MATERIALS)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

APPLICANT: Ryan Strickland, owner

PROPERTY ADDRESS: 901 Heights Boulevard

LEGAL DESCRIPTION: Lot 12, Block 231, Houston Heights Subdivision

HISTORIC DISTRICT: Houston Heights Historic District South

HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

Ехнівіт В:

MAY 2017 HAHC UNOFFICIAL MEETING TRANSCRIPT

(PREPARED BY STAFF FOR INFORMATIONAL PURPOSES)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

ITEM: I

APPLICANT: Ryan Strickland, owner

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LEGAL DESCRIPTION: Lot 12, Block 231, Houston Heights Subdivision

HISTORIC DISTRICT: Houston Heights Historic District South

HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

EXHIBIT C:

JUNE 2017 HAHC UNOFFICIAL MEETING TRANSCRIPT

(PREPARED BY STAFF FOR INFORMATIONAL PURPOSES)

HISTORIC PRESERVATION APPEALS BOARD PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 11/20/2017

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LEGAL DESCRIPTION: Lot 12, Block 231, Houston Heights Subdivision

HISTORIC DISTRICT: Houston Heights Historic District South

HAHC Action: Denied

HPAB Action: Upheld HAHC's decision

EXHIBIT D:

APPLICANT APPEAL MATERIALS

901 Heights Boulevard Houston Heights South

CERTIFICATE OF APPROPRIATENESS

Application Date: April 26, 2017

Applicant: Ryan Strickland, S&I Residential Co., owner

Property: 901 Heights Boulevard, Lot 12, Block 231, Houston Heights Subdivision. The property is a 7,500 sf

(50' x 150') corner lot that contains a historic 1,260 sf, one-story wood frame single-family residence

and new detached three-car two-story 900 sf garage apartment permitted in 2015.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights

Historic District South.

Proposal: Demolition - Contributing one-story residence Deferred from May 2017

In May 2014, the applicant purchased the property in 'AS-IS' condition. At the time of purchase, the house had been gutted by the prior owner in preparation for renovation and an addition (COA approved 2010) that was never constructed. The house lacked plumbing and electrical, and interior shiplap had been removed from the exterior walls, but the interior walls were intact, as were the wood floors and windows.

In October 2014, the applicant applied for a COA to demolish the house based on its condition. HAHC denied this request after finding no 'unreasonable economic hardship' or 'unusual and compelling circumstances.' (See Attachment B for the 2014 COA Demolition report).

Since 2014, the house has been left vacant. The applicant did not fumigate the house despite discovering an active drywood termite infestation in 2014. At some point, the hardwood floors and the original wood windows were removed; the applicant states these were stolen by vandals at different times. He recently boarded up the window openings, but has done no other repairs or maintenance since 2014. In 2015, the applicant demolished the noncontributing garage apartment and constructed a new three-car garage with a 900 sq ft apartment above at the rear of the property, which is still unfinished.

The applicant is now reapplying for permission to demolish the contributing house due to the it being 'in a state of extreme disrepair.'

Staff inspected the house on April 21, 2017. Staff's conclusions about the condition of the house are on pp. 5-6 of this report, followed by staff's photos (pp. 7-11) taken at the time of inspection.

Please see the enclosed application materials in Attachment A for full details. The applicant resubmitted numerous documents from his 2014 demolition request in addition to some newer material.

Public Comment: Three in support; Two opposed. See Attachment D.

Attachments: See Table of Contents on page 2 of this report for a full list of application materials and other

attachments.

Recommendation: Denial - does not satisfy criteria (c) 1, 2 & 3 and (d) 1, 2 & 3

HAHC Action: Denied

901 Heights Boulevard Houston Heights South

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Α	APPLICATION		
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-3	Current Photos		4-6
-4	Survey/site plan		7
-5	Letter from Architect, Carpenter & Associates	Mar 27, 2017	8
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-6	Structural Report – Gessner Engineering	Sep 8, 2014	9-12
-7	Termite Report - Coastal Fumigators	Aug 15, 2014	13-22
-8	Termite Report - ABET Termite & Pest Control	Nov 20, 2014	23-24
-9	Property Appraisal	Apr 21, 2014	25-38
-10	Comparative Market Analysis – James Krueger	Oct 28, 2014	39-79
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-13	Repair Estimate – G.R. Construction	Oct 28, 2014	83-84
-14	Repair Estimate – Dwayne Picou	Oct 13, 2014	85-97
-15	Cost Comparison New House – G.R. Construction	Oct 28, 2014	98-101
-16	Drawings, Renderings - Proposed New Construction	Oct 14, 2014	102-107
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-17	Structural Report – Gessner Engineering	Mar 1, 2016	108-110
-18	Structural Report – Melgoza Engineering	Mar 9, 2017	111-123
-19	Termite Report – Randy Lee Inspections, LLC, with Photos	Feb 28, 2017	124-134
-20	Termite Email – Randy Lee Inspections, LLC (salvage)	Apr 18, 2017	135
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В	COA REPORT DEMOLITION - HAHC NOV 2014	Nov 20, 2014	144-176
С	PHOTOS		
-1	Staff Photos 2014		177-198
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D	PUBLIC COMMENT		211-216

TIMELINE

Aug 25, 2010: Prior owner obtained COA for rear addition (revised COA granted in Sept 2011).

May 14, 2014: Applicant purchased the property for \$385,900 in 'AS-IS' condition.

Oct 29, 2014: Applicant applied for COA to demolish.

Nov 20, 2014: HAHC denied demolition request.

Apr 23, 2015: Applicant granted COA for new three-car garage with second-story 900 sf apartment above.

<u>2014-2017:</u> House has remained vacant, without repair or maintenance. Hardwood floors were removed circa 2014. Windows were removed more recently. New 3-car garage apartment built since 2015.

Apr 26, 2017: Applicant reapplied for demolition.

901 Heights Boulevard Houston Heights South

APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance.

COII	ipe	iing ci	rcum	Statice.
(c) I	Dete	rminat	ion of	the existence of an unreasonable economic hardship shall be based upon the following criteria:
s	D	NA		S - satisfies D - does not satisfy NA - not applicable
□ 図 □ (1 <u>)</u>	(1)	That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;		
		The applicant purchased the property in 2014 for \$385,900 in 'AS-IS' condition. Due to the continued neglect of the property, the house has further deteriorated. During the applicant's ownership, the interior flooring and all original wood windows have been removed, the roof has continued to leak, and the termites have not been exterminated.		
				The applicant has not submitted repair estimates based on the current condition of the house. With this application, he has submitted the 2014 cost estimates that he turned in with his 2014 demolition request (see Attachment A-13 and A-14. The HAHC found no unreasonable economic hardship based on the 2014 information; staff's 2014 analysis can be found in Attachment B (2014 COA Demolition report).
				In addition to being outdated, the 2014 repair estimates were based on the complete removal and reconstruction of framing elements to meet current code, which is neither necessary or appropriate for historic houses with intact framing.
				Staff inspected the house on April 21, 2017, and found that although there is some damage to the house from the elements, termites, and prior renovation attempts, most of the structural members are sound and do not need to be replaced or altered. Interior bracing is needed on the exterior walls, window headers may need to be added, and some ceiling joists need to be replaced or reinforced. These conditions are not unusual in historic houses, and frequently need to be addressed during the renovation process.
				As a designated historic property, the buildings qualify for City historic tax exemptions for work on the buildings, discounted permit fees, exemptions from energy code compliance, and reduced parking requirements. No investigation of how these incentives may be beneficial to costs associated with the property has been explored.
				Without recent cost estimates, it is impossible to determine whether the property is incapable of earning a reasonable return, or whether costs of maintenance or improvement exceed the fair market value. The owner currently has the house listed for sale for \$760,000 (see Attachment A-24, pages 142-143).
				Based upon the information provided, an inability of the property to earn a reasonable return has not been established.
	\boxtimes		(2)	That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
				Similar structures within the district, particularly those on Heights Blvd like the subject property, have been repurposed for commercial or office use. This structure, when rehabilitated, could be used for residential, commercial, or office use. No information has been provided to show that the house would

Houston Archaeological & Historical Commission

ITEM B.5

June 15, 2017 HPO File No. 170533 901 Heights Boulevard Houston Heights South

				not provide a reasonable return as an income-producing property, whether commercial, office, or a residential rental.
				Based upon the lack of information, the inability of the property to be adapted for any other use has not been established.
	\boxtimes		(3)	That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and those efforts have failed; and
				The applicant purchased the property in May 2014 in 'AS-IS' condition for \$385,000. He provided a letter dated Apr 20, 2017 stating that his realtor has marketed the property as a 'pocket listing,' although the letter does not provide a time period or an asking price. After the May 2017 HAHC meeting, the applicant listed the property for sale in MLS, with an asking price of \$760,000. See Attachment A-24, pages 142-143.
				Staff does not find that reasonable efforts have been made to find a purchaser or lessee interested in renovating the property. The asking price of \$760,000 is very high considering the 2014 purchase price of \$385,000 as well as the current condition of the house. HCAD's assessed lot value for 2017 is \$450,000 (2016 lot value was \$423,000).
		\boxtimes	(4)	If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation
OR				
(d) [crite		erminati	on o	f the existence of an unusual and compelling circumstance shall be based upon the following
	\boxtimes		(1)	That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
				The house is properly classified as contributing. It retains its exterior cladding, footprint, roof shape, and porch elements. The only inappropriate exterior alterations are the vinyl siding, which was installed over the historic wood siding and can be easily removed, and the removal of the original windows, which happened during the applicant's ownership. The applicant has not provided any information to suggest that the classification of this structure as contributing was incorrect.
	\boxtimes		(2)	Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and
				The applicant intends to construct a new two-story 3,700 sf single-family residence facing Heights Boulevard. Though this use is appropriate for the district, elimination of a historic property irreversibly damages the character of the historic district, and of Heights Boulevard in particular. Both corner lots on the east side of the intersection contain contributing historic structures, so that three of the four corners currently contain contributing structures. Demolition of 901 Heights would diminish the remaining historic character of the intersection.
	\boxtimes		(3)	Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.
				Because of continued neglect of the property, the house has further deteriorated since the owner's purchase in 2014. All the windows have been removed, the floor boards are missing, and the termite infestation has continued.
				The applicant should take immediate action to halt deterioration of the house from neglect and vandalism, including fumigating, covering of any holes in the roof, and securing all openings.

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901 Heights Boulevard Houston Heights South

STAFF ASSESSMENT OF BUILDING CONDITION

Matt Kriegl, Senior Planner, and Pete Stockton, Senior Structural Inspector, visited the site on April 21, 2017, along with the property owner, architect, and structural engineer. They were allowed to enter the house and observe the interior as well as the exterior.

The house retains its original exterior cladding, foundation, porch elements, including brick columns, and interior walls. Shiplap in the exterior walls and the ceiling were removed by the prior owner. The original wood windows and interior floorboards have been removed since the applicant purchased the house in 2014. The applicant recently secured the window openings, but has done no other repairs or maintenance since 2014. The house has not been fumigated despite a 2014 report indicating an active drywood termite infestation.

Like all houses of its era, the house at 901 Heights was built with balloon framing. Many of the structural 'deficiencies' noted in the engineering reports are normal features of historic balloon framing, not code violations that need to be addressed. Balloon framing is inconsistent with current code not because it is inadequate or inferior, but because houses are built with different methods today. The fact that this house is still standing more than 100 years after being built, and with almost 10 years of deferred maintenance and lack of lateral bracing (shiplap), is testament to its sturdiness.

Staff's inspection found deferred maintenance and several years of neglect, as well as some damaged or missing structural elements. However, most of the structural elements appear to be sound or not beyond reasonable repair.

Staff's opinion is that the house can be made structurally sound with the installation of new interior lateral wall bracing to meet code, and with replacement or reinforcement of some joists and studs as needed. It is common practice to add additional material to strengthen an existing structure without completely rebuilding or replacing the historic material itself. The roof needs repair or replacement, and the house will also need new windows and flooring, since those have been removed.

Foundation: The house features a pier and beam foundation. The sills and joists are original, although the piers themselves appear to have been installed in the 1980s. Although the hardwood floors have been removed during the applicant's ownership, the foundation piers, sills, and joists are intact and appear to be in sound condition, although some repair may be needed in places.

> One of the applicant's engineering reports points out the foundation's use of "unreinforced concrete masonry units (cmu) stacked over precast bearing pads" as being a deficiency. This type of foundation is typical of historic houses in Heights and does not need to be altered to meet current code.

Framing: The interior shiplap on the exterior walls, which provided the lateral structural support to balloon frames, was removed by the prior owner. To correct this, the exterior walls should be reinforced with new interior wall bracing to meet code. Some wall studs show evidence of damage and will need to be reinforced or replaced; however, the majority are in sound condition.

> Reframing to meet code is required anytime a homeowner removes shiplap from a balloon frame or is adding a second story load to a one-story house. Replacing shiplap with modern materials that meet current code is allowed by the ordinance and does not damage the integrity of the house's historic exterior when done correctly, or change its contributing status.

> The engineering report notes the lack of window headers and sills. As a balloon frame structure, this house relied on interior shiplap for lateral structural support and the lack of headers and sills is a feature of balloon framing, not a deficiency. Shiplap was removed by the previous owner, and was known by the applicant at the time of purchase. Because the shiplap was removed, the exterior walls will need to be framed with new lateral bracing, window headers, and sills, to meet modern code.

901 Heights Boulevard Houston Heights South

Windows/Doors: In 2014 when the applicant purchased the house, the original wood windows were still in place. The windows are now missing, and the applicant attests they were stolen by vandals. The house will need new windows.

Exterior Siding: The house still features its original wood lap siding on the exterior, although it is currently covered by vinyl siding. In areas where the vinyl has been removed or where the siding is visible from the inside of the house, the historic wood siding is intact and not damaged beyond repair. The vinyl siding may be removed without a COA, but removal is not required. If the vinyl is removed, the historic wood siding can be patched or repaired if needed.

Interior Condition: At the time of purchase in 2014, the house had been gutted in preparation for renovation. As noted previously, the shiplap in the exterior walls had been removed, but the interior walls were intact, as were the wood floors and windows. The ceiling had also been removed, exposing the ceiling joists.

Staff observed that some structural components are damaged or missing. For instance, some ceiling joists were "cut and left unsupported" in the earlier remodeling attempt. These deficiencies can be addressed by replacing any missing elements, scabbing in new wood, or otherwise reinforcing the existing components, and are not cause for demolishing the house.

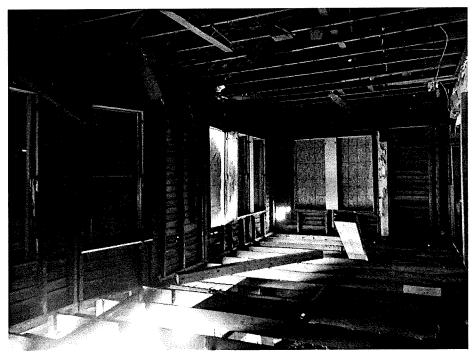
Termites: Some termite damage was observed, mostly around the location of previously leaking pipes, in corners, and on some ceiling joists, but the damage appears mostly superficial.

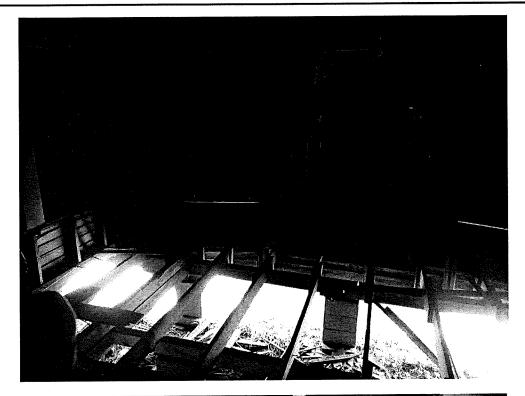
> The applicant claims that the presence of drywood termites requires complete removal of all wood on the property. The cost estimate to fumigate the house in 2014 was approximately \$2,000, which the applicant has not done. After fumigation, some damaged wood may need to be replaced or reinforced, but most structural members appear to be sound and not in need of replacement.

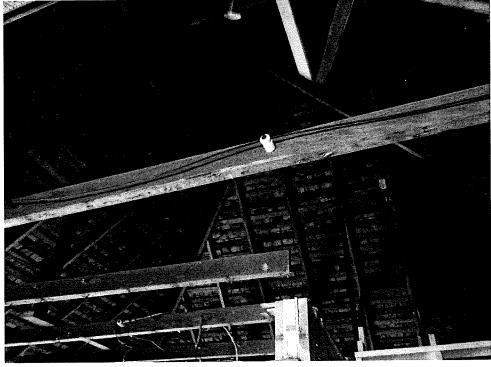
Roof: The asphalt roof has some small holes and needs to be covered, patched, or possibly replaced to prevent further leaks and deterioration of the structure.

PHOTOS - APRIL 21, 2017

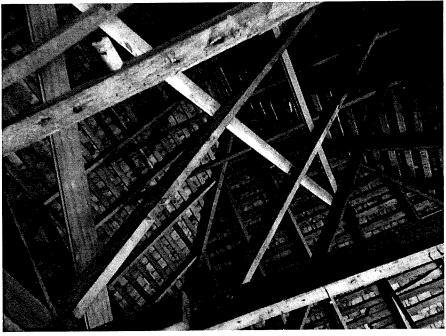


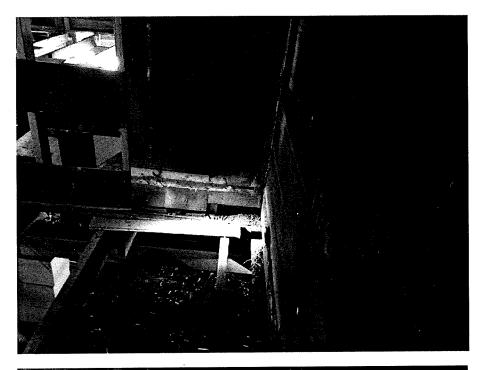




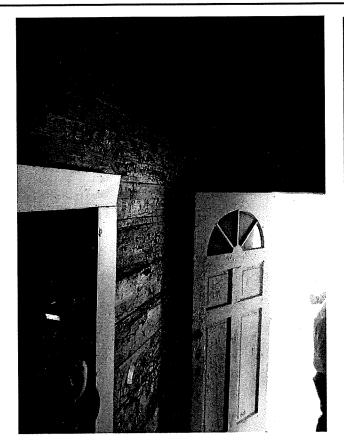


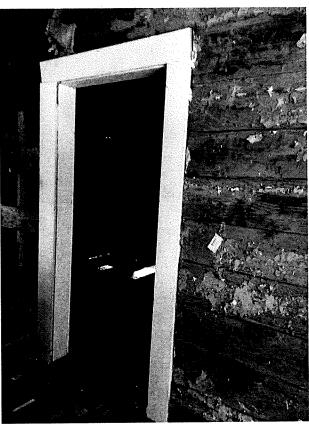












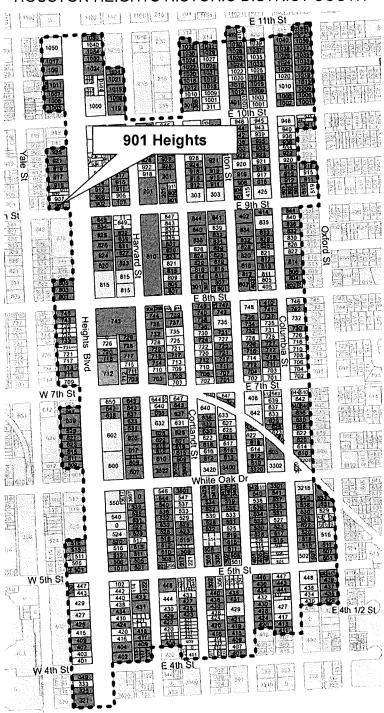
901 Heights Boulevard Houston Heights South

June 15, 2017 HPO File No. 170533



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

Contributing

Non-Contributing

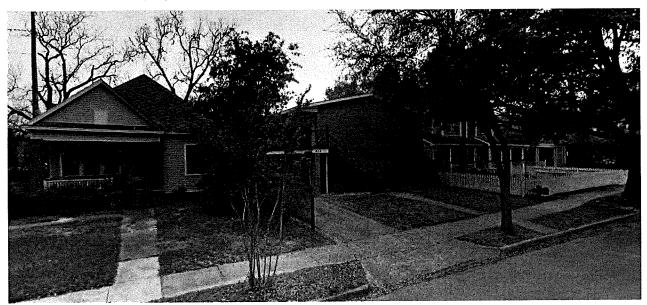
Park

INVENTORY PHOTO

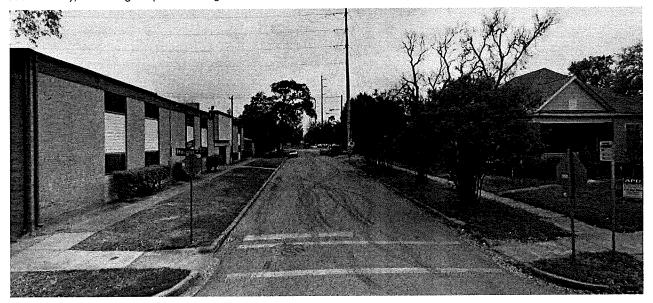
MAY 2010



NEIGHBORING PROPERTIES / CONTEXT PHOTOS

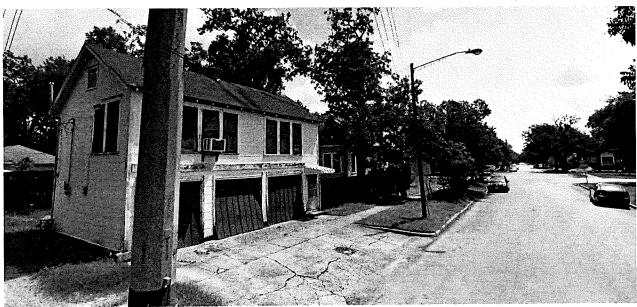


Subject property, 907 Heights (non-contributing apartment building), 909 & 911 Heights (non-contributing residences), 915 Heights (contributing residence constructed circa 1915)



View west down West 9th Street; subject property to right, 835 Heights (non-contributing apartment complex) to the left

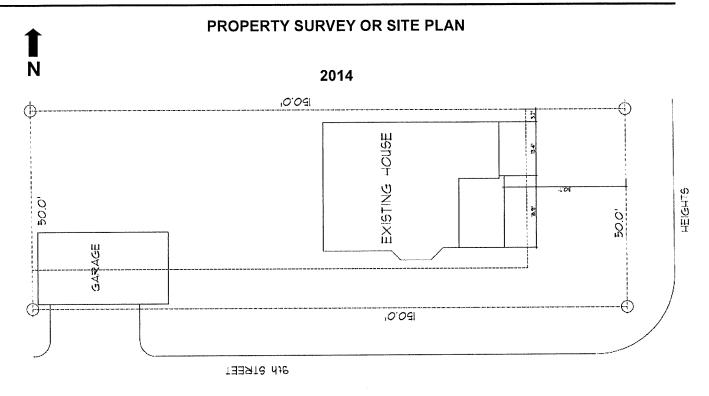
NEIGHBORING PROPERTIES / CONTEXT PHOTOS (2014)

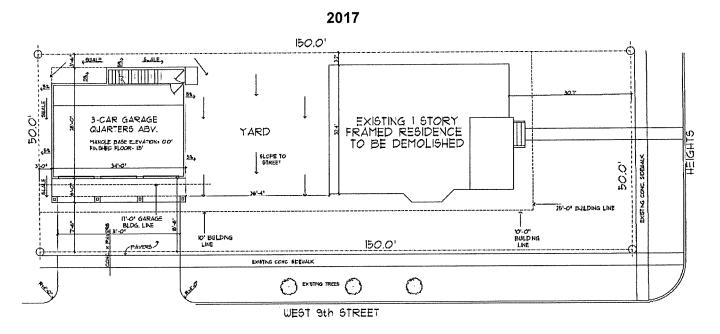


West 9th Street looking east; garage apartment on subject property was demolished in 2015, new 3-car garage and 2nd-story apt have been constructed but are not finished.



West 9th Street looking east from subject property; 902 Heights (contributing apartments constructed circa 1925) on left (north) corner lot, 848 Heights (contributing residence constructed circa 1920) on right (south) corner lot





901 Heights Boulevard Houston Heights South

APPLICATION MATERIALS REVIEW & SUMMARY BY STAFF

SEC. 33-247(b)

(1) Photographs and other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property:

The applicant supplied two termite reports and two structural reports in 2014, and one new report of each with this application. These reports include photos and descriptions of the damage and condition of the building also with suggestions for remediation. These reports indicate that the condition of the structure has deteriorated under the ownership of this applicant due to continued neglect.

The structural reports are dated:

- September 8, 2014 (Attachment A-6, page 9-12)
- March 1, 2016 (Attachment A-17, page 108-110)
- March 9, 2017 (Attachment A-18, page 111-123)

The termite reports are dated:

- August 15, 2014 (Attachment A-7, page 13-22)
- November 20, 2014 (Attachment A-8, page 23-24)
- February 28, 2017 (Attachment A, page 124-134)

Staff has summarized the submitted termite and structural reports and our summary is below:

Assessment of the termite situation:

Three termite reports were submitted, two in 2014 and one in 2017.

- An inspection in 2014 found the presence of active drywood termites.
- Fumigation of the house would cost approximately \$2000.
- The applicant has not fumigated and has allowed the termite infestation to continue.
- Termite inspections are not structural damage reports and do not provide an expert opinion of the extent of termite damage to the structural integrity of the house.
- The exterior of the house is still covered by vinyl siding, so the extent of any termite or other damage to the
 exterior cannot be determined.
- The house should be treated immediately for drywood termites, and any damaged wood should be replaced or reinforced.

Assessment of the structural situation:

Three reports were submitted, one from 2014 and two from 2017.

- Roofing the house has an asphalt roof. At present, there are several holes in the roof.
- Ceiling Framing some joists have been cut or are damaged. It may be necessary to replace or reinforce some framing members.
- Sheathing
 - The interior shiplap in the exterior walls, which served as the lateral bracing for the balloon frame, was removed by the previous owner. New lateral bracing should be installed to meet code.
 - Most of the original siding is covered by vinyl siding, but where it has been exposed, it appears to be intact and in fairly good condition
- Floor Framing
 - Joists are intact, but interior floor boards have been removed during applicant's ownership.
- · Approximately 20% of the floor area necessitates reframing due to insect damage and rot.

-

901 Heights Boulevard Houston Heights South

(2) A certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is a landmark, protected landmark, or contributing structure in a historic district as well as the two most recent assessments of the value of the property unless the property is exempt from local taxes:

"AS IS" VALUE ESTIMATE. The subject's site is improved with o'der residential improvements that are at the end of their economic life and are to be razed and/or modified for construction of the proposed improvements. The razing of older improvements for new home construction is common in the subject's neighborhood. As such, the "as is" value is the site value, \$380,000.

The property was appraised for **site value only** at \$380,000 on 4/21/2014. The applicant paid **\$385,900** for the property in 'AS-IS' condition in April 2014. No updated appraisal has been provided.

See Attachment A-9, page 25-38 for more detail.

HCAD assessed values for 2011-2017 are as follows:

\$576,475	2017	\$450,000 land + \$126,475 improvements
\$474,823	2016	\$423,000 land + \$51,823 improvements
\$421,794	2015	\$352,500 land + \$69,294 improvements
\$365,946	2014	\$282,000 land + \$83,946 improvements
\$336,353	2013	\$246,750 land + \$89,603 improvements
\$293,300	2012	\$211,500 land + \$81,800 improvements
\$266,750	2011	\$211,500 land + \$55,250 improvements

		Valua	itions		
	Value as of January 1, 2016	***************************************		Value as of January 1, 2017	
	Market	Appraised		Morket	Appraised
Land	423,000		Land	450,000	
Improvement	51,823		Improvement	126,475	
Total	474,823	474,823	Total	576,475	576,475

(3) All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property:

The applicant submitted one appraisal from 2014. No appraisals were provided other than the appraisal described above in item 1.

(4) All listings for the sale and lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received or counteroffers given on the property:

According to the applicant, the property was recently 'pocket' listed, although he has not provided information on the duration or the asking price. The house has not been listed for sale in MLS since the applicant purchased the house in 2014 for \$385,900, although after the May 2017 HAHC meeting, he listed the property in MLS with an asking price of \$760,000. HCAD lot value for 2017 is \$450,000.

See Attachment A-24, pages 142-143, for the listing.

(5) Evidence of any consideration by the owner of uses and adaptive reuses of the property:

No evidence of consideration of any use other than single family residential has been provided. Similar structures on Heights Blvd have been repurposed for commercial and office uses.

Houston Archaeological & Historical Commission

June 15, 2017 HPO File No. 170533 901 Heights Boulevard Houston Heights South

(6) Itemized and detailed rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates:

The applicant provided two cost estimates for restoring the residence in 2014 (Attachments A-13, A-14). No recent estimate has been provided. See Attachment B for staff's 2014 analysis of the 2014 cost estimates.

(7) Any financial statements showing revenue and expenses incurred for the property:

The property has been vacant since the applicant purchased it in 2014. He has not performed any maintenance or repairs on the structure since then. The structure was previously a single-family residence, not an 'income-producing' property.

(8) Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable:

The applicant proposes to construct a new 3,719 two-story house if allowed to demolish the historic house. See Attachment A-16, pages 102-107.

In 2015, he demolished the existing detached garage and constructed a new three-car garage apartment with a 900 sf dwelling unit on the second floor, which has not been completed.

(9) Plans to salvage, recycle, or reuse building materials if a certificate of appropriateness is granted:

Because of the current termite infestation, salvage or recycle of building materials is not recommended. . See Attachment A-20, page 135.

(10) An applicant who is a nonprofit organization shall provide the following additional information:

Not applicable

(11) Any additional information the director determines reasonably necessary to review the application:

Please see Attachment A: Application Materials; Attachment B: 2014 COA Report; Attachment C: Photos; and Attachment D: Public Comment.

CERTIFICATE OF APPROPRIATENESS



APPLICATION FORM

PROPERTY Oddress 901 Heights Blud.	
	HCAD# 020227000012
istoric District / Landmark Houston Heights South	10 71-1 231
ubdivision Houston Heights South	Lot /A BIOCK W31
DESIGNATION TYPE	PROPOSED ACTION
Landmark	☐ Alteration or Addition ☐ Relocation
Protected Landmark Noncontributing	Restoration Demolition
Archaeological Site	☐ New Construction ☐ Excavation
OOCUMENTS ☑ Application checklist for each proposed action and all ap	plicable documentation listed within are attached
OWNER	APPLICANT (if other than owner)
Name Ryan Strickland	Name
Company	Company
Mailing Address 520 Jefferson St.	Mailing Address
Bryw, TX. 77801	
Phone 979-820-0067	Phone
Email	Email
Signature	Signature
	Date
Date 4-26-17	
and accurate description of existing and proposed condition necessary to process the application. Owner contact applications will not be considered.	able information requested on checklists to provide a complete ons. Preliminary review meeting or site visit with staff may be information and signature is required. Late or incomplete of violate applicable deed restrictions.
Public Records: If attached materials are protected by condepartments, and employees, non-exclusive rights to represent the protection of the Foundation Archaeological and Historical Commission, the Foundation for a Certificate of Appropriateness or building application for a Certificate of Appropriateness or building	oduce, distribute and publish copyrighted materials before the Planning Commission, City Council, and other City of Houstor Houston website, or other public forum for the purposes of permit, and other educational and not for profit purposes. You not rights being conveyed here to the City.
	tions of the COA. Revisions to approved work require staff oval. Failure to comply with the COA may result in project

Rev. 01.2017

CERTIFICATE OF APPROPRIATENESS



DEMOLITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

give public notice by posting a sign at the site of the structure. Note: to ditable posting a sign at the site of the structure.
PROPERTY ADDRESS: 901 Heights Blud.
DEMOLITION TYPE: ☐ unreasonable economic hardship ☑ unusual or compelling circumstance
WRITTEN DESCRIPTION
property description, current conditions and any prior alterations or additions
PHOTOGRAPHS label photos with description and location
elevations of all sides of structure Description public notice sign(s) at the site upon installation with time stamp Will send before due date
public notice sign(s) at the site upon installation with time stamp Will 32NA DENCE SIGNED.
DRAWINGS
☑ current site plan or survey
DOCUMENTATION
photographs or other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property
certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is a landmark, protected landmark or contributing structure in a historic district as well as the two most recent assessments of the value of the property, unless the property is exempt from local property taxes
all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property
all listings of the property for sale or lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received and counteroffers given on the property
evidence of any consideration by the owner of uses and adaptive reuses of the property
itemized and detailed rehabilitation cost estimates for identified uses or reuses, including the basis of cost estimates
financial statements showing revenue and expenses incurred for the property
complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
plans to reuse, recycle or salvage list of building materials if a COA is granted
if applicant is a Nonprofit Organization, provide the following additional written information:
cost comparison of the performance of the organization's mission or function in the existing and new buildings
impact of reuse of the existing building on the organization's program, function or mission
 additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area
grants received, applied for or available to maintain or improve the property
budget of the nonprofit organization for the current and immediately past fiscal years

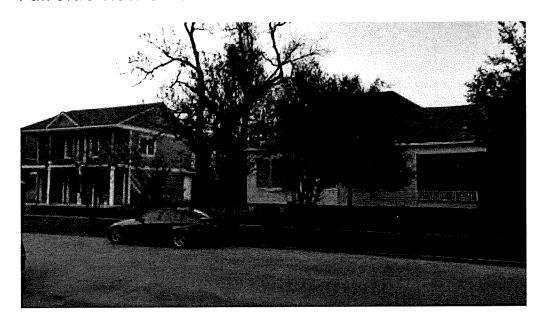
901 Heights Blvd.

Property Description

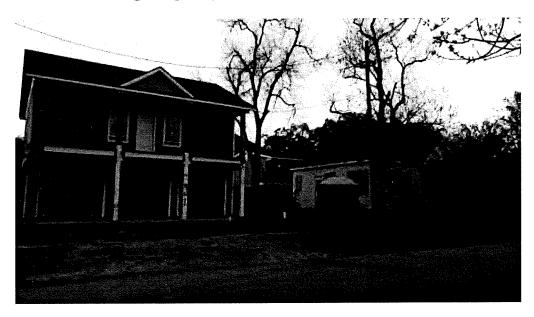
The current property as it exists today is a vacant structure that has been gutted by the previous owner. It is obvious that the prior owners of this property intended to remodel the property in some capacity and have stripped out all interior walls and important historical details from inside and outside the structure. The project was then abandoned for what seems quite some time and the home was left to the elements. During my time of ownership, I have been forced to board up the home and post no trespassing signs as I have been the target of vandalism, theft, and for a time occupied by vagrants. The home has also been at some point covered by vinyl siding and no original historical details seem to be remaining on the exterior of the home. Upon engineering inspection (report submitted along with this request) it was deemed that the damage done by the elements, as well as the previous owner and the presence of dry wood termites (inspected by termite company, report also included) have left this home in a state of extreme disrepair.

901 Heights – Pictures

Full Side view of lot from 9th Street



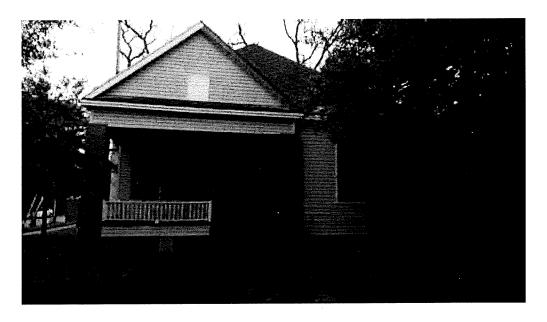
View of new garage apartment and back of house



Right side of house



Front of house



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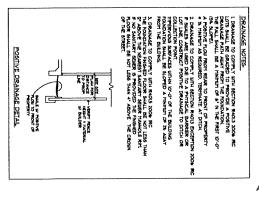
Left side of house



Back of house



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25'-O" BUILDING LINE

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HEIGHTS

WEST 9th STREET

ALLEY

YARD

EXISTING | STORY
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TO BE DEMOLISHED

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LOT 12 of BLOCK 231 501 HEIGHTS BLVD. HOUSTON, TEXAS TIDOOB SITE PLAN

Revisions 8/4/5 4/4/17

Date, 6/IV5

Scale: AS NOTED

4 015 SITE PLAN NEW GARAGE/ QUARTERS PROJECT NAME

STRICKLAND RESIDENCE 901 HEIGHTS BLVD. HOUSTON, TX 11008



carpenter 4 associates architect 8441 GULF FRWY., SUITE 105 HOUSTON, TEXAS 11017 (713) 644- 1600 FAX: (713) 644- 1621



CARPENTER & ASSOCIATES, ARCHITECT

8441 Gulf Freeway, Suite 105. Houston, Texas. 77017 Telephone: 713-644-1600 • Cell: 713-320-0250

www.KathleenCarpenterArchitect.net

March 27th, 2017

Houston Archaeological and Historical Commission (HAHC) Planning & Development Department 611 Walker St. 6th Floor Houston, TX. 77002

Re:

901 Heights Blvd. Houston, TX. 77008

Dear HAHC Commission Members,

I am native Houstonian, have lived in Houston all of my life, and have been a licensed architect in the state of Texas for over 30 years. I have observed the existing structure at the 901 Heights Blvd address multiple times, and what follows is my professional opinion and observations.

The architectural assets of this house have seriously deteriorated to an unusable state and are beyond reasonable repair, or are gone. There is no historical value to be preserved due to the existing condition of the house.

I recommend that the commission approves the proposed action of demolition.

I have been engaged to design the house at this location for your future approval. I have agreed to design a house appropriate to the period and style of architecture in this Houston community. The house will reflect the historical and traditional character of the Heights.

Sincerely,

Kathleen Carpenter

Owner, Carpenter & Associates, Architect

attlew M. Carpenter



September 8, 2014

Mr. Ryan Strickland 3131 Memorial Court Houston, Texas 77007

Re.

Forensic Structural Inspection

901 Heights Blvd Houston, Texas

Gessner Engineering Job No.: 14-0515

Dear Mr. Strickland:

A visual structural inspection of the residence located at 901 Heights Boulevard in Houston, Texas was performed by Gessner Engineering as per your request on August 14, 2014. This inspection was requested to evaluate the condition of the structure and recommend remediation as required. The items listed are not meant to represent a total or exhaustive list of defects which may be present. I neither extend nor imply any warranty as a result of this inspection or any repair performed upon this structure. The results of this inspection are provided in the following paragraphs and are provided for the exclusive use of Mr. Ryan Strickland.

The residence is a wood framed structure on a pier and beam foundation system originally constructed in 1910. Recently, an attempt was made to alter the structure including the addition of stairs, a beam in the living area, and new foundation supports. Gessner Engineering understands this effort was undertaken by a previous owner and that the construction was not completed.

In general, the structure is in poor condition. Numerous defects noted throughout the home include rot, insect damage, and a lack of headers and sills. The damage extended to every room. Additionally, no lateral resistant system was present in the house. The interior wall framing was exposed, and no let-in bracing, continuous sheathing or other approved methods of providing lateral resistance and stability were present. Even had these items existed, their effectiveness would have been limited due to inadequate connections to the foundation and inadequate stiffness in the foundation itself. The foundation, which was part of the recent alteration, appears to consist of unreinforced concrete masonry units (cmu) stacked over precast bearing pads. The footing lacks the stiffness and mechanical connectors required to transmit forces from a lateral resistant system to the earth. Based on the visual inspection, several of the footings were not plumb, putting their long term capability of supporting the gravity loads in question as well.

The attempted alteration of the residence presents issues in addition to the foundation supports. In the living area, a new beam was placed across the space and was supported on posts on both sides. The beam is parallel to the existing 2x4 ceiling joists, and thus is currently lightly loaded; however, the newly installed stairs indicate an intention to use the second floor area. This change of use would require additional framing to support use on this ceiling which could, in turn, load this beam. It does not appear that the beam, columns, main floor framing and foundation supports were installed with a clear load path in mind, or with sufficient connectors to facilitate any load path. Adjacent to the beam was an opening in the ceiling, presumably for ductwork, that was created by cutting a ceiling joist. This joist was left unsupported on both sides of the opening. A similar condition exists at the stairs, where joists were cut and left unsupported. The stairs themselves do not appear to be adequately sized or supported in the floor system and foundation below.

In evaluating the rehabilitation of this residence, it is the opinion of Gessner Engineering that the incomplete alterations should be completed and the appropriate repairs made. The feasibility and cost effective nature of these efforts is beyond the scope of this report; however, the repairs to this structure are extensive and some works would be required of every structural element type (rafter, ceiling joist, floor framing, etc.) within the home. To that end, the following recommendations are based on AJ501.4 of the 2006 International Residential Code (IRC) which states: *Structural. The minimum design loads for the structure shall be the loads applicable at the time the building was constructed, provided that no dangerous condition is created. Structural elements that are uncovered during the course of the alteration and that are found to be unsound or dangerous shall be made to comply with the applicable requirements of this code.*

Roof and Roof Framing:

- The existing roof decking consists of cedar shakes and had rotted in some areas. This decking will require replacement to achieve diaphragm action as a part of the lateral system, resist uplift and address the existing rot. Roof sheathing shall comply with R803 of the IRC, and shall be plywood decking installed in accordance with the code and the American Plywood Association.
- The existing roof framing consists of 2x rafters spaced at twenty-four inches on center. Although some of the rafters showed rot, those in good condition may remain provided that the load and span does not change. Over the living area; however, these rafters were braced directly to ceiling joists. At this location, the braces shall be supported on beams in the attic designed to support this roof load. These beams shall, in turn, be adequately be supported to the foundation. Rafter brace supports are indicated in figure R802.5.1 and described in section R802.5.1.
- To meet current code, additional connectors will be required to provide the necessary uplift resistance, as described in R802.11.1. These connectors will be required at the ends of rafters.
- At one location, the ends of hips are not braced to structure below. The end of these members shall be braced to a wall or beam below. (see photo)

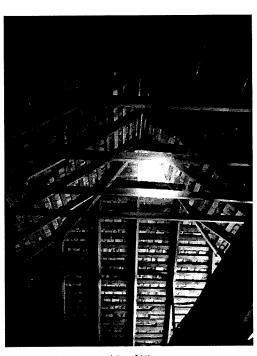


Figure 1: Unsupported Roof Hips

Ceiling Framing:

- As previously noted, several of the ceiling joists were cut and left unsupported. These joists shall be supported with walls or beams adequately sized to support the required loads. Bearing for joist ends shall comply with R802.6.
- Based on the installed stairs, Gessner Engineering understands that a change of use was considered for the attic space. At present, the 2x4 joists will not allow attic storage. If storage, equipment, or another use is desired, the joists shall be stiffened or replaced with members sized in accordance with Chapter 5 of the IRC.
- In various areas, there was evidence of insect damage and rot. Damaged joists will require replacement. Wall Framing:
 - Per R602.3.2, a double top plate is required on walls. With the absence of a double tip plate, the single plate must be adequately tied together at joints, corners and intersecting walls.

- Headers were absent from many window and door openings. Headers shall be installed and shall meet or exceed the size requirements of tables R502.5(1) and R502.5(2).
- Sill plates were absent at several window openings. A 2x continuous sill plate shall be installed below wall openings, supported by intermediate cripple studs.
- Rotted and insect damaged wall studs and wall sill plates shall be replaced and shall bear on solid floor decking and joists.
- No lateral bracing was noted in the inspection of the residence. Walls shall be modified to comply with R602.10 Wall Bracing, or an engineered solution shall be provided. The laterally resistant system shall be designed to resist the required wind loadings and shall provide a consistent load path connecting the foundation, floor, walls and roof.

Floor Framing:

- Although no lateral system was present at the time of inspection; remediation requires the addition of this system. As stated in R502.2.1, "A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor."
- In several areas floor joists were rotted or damaged by insects. At the
 rear of the residence, one room had no decking and several of the joists
 were badly damaged. At these locations, the joists shall be replaced.
 Joists shall be adequately sized for use and span as defined in R502.3 of
 the IRC. Decking shall comply with R503. Due to the amount of damage
 and unknown extent of insect damage, Gessner Engineering
 recommends that the entire floor deck be replaced.
- Below two walls on the right side of the residence, no joists were present below walls. This resulted in localized deflection of the floor decking at the walls. Joists shall be placed below partitions as defined in R502.4.

Foundation:

- Referencing R401.3, the foundation surface drainage "shall fall a minimum of 6 inches within the first 10 feet." The code provides exceptions for swales and requirements for the slope of these swales. Although measurement of site elevations was beyond the scope of this inspection, visually, the site does not meet this requirement.
- Section R403 of the IRC addresses footings. The first section states, "All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil....." At this residence, the perimeter is not supported on continuous footings, the footings do not appear to be grouted, and do not appear to have sufficient capacity transfer the loads applied to the soil, specifically any lateral loads. The ability to transmit gravity loadings is also in question due to many of the supports being out of plumb. In addition to the foundation being unreinforced, there was no evidence of mechanical connections between the footing and the concrete block columns, or between the columns and the wood framed floor.

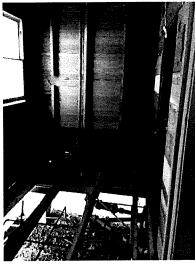


Figure 2: Missing Floor



Figure 3: Leaning Footings

- The following section, R403.1.1 requires that footings be a minimum of six inches in thickness. The precast concrete pads used as footings here do not meet this requirement.
- The concrete precast footings are primarily placed at or near the surface. According to section R403.1.4, all exterior footings are required to bear a minimum of twelve inches below grade.
- Lastly, the cmu columns which support the floor frame are required in section R407.3 to be restrained to prevent lateral displacement at the bottom end. No connections were evident in the inspection.

As previously noted, the degree of remediation for this structure is extensive. If this building is to be altered, it is recommended that Gessner Engineering or another qualified structural engineer be retained to design the necessary components and systems, and to inspect the construction.

It has been a pleasure to provide you this information. If I can be of further assistance to you with this situation please contact me.

Sincerely,

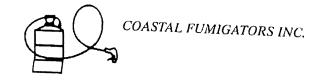
GESSNER ENGINEERING, LLP F-7451

Thomas E. Gessner, P.E.

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END-O-PEST AND COASTAL FUMIGATORS

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DRYWOOD TERMITE SERVICE AGREEMENT

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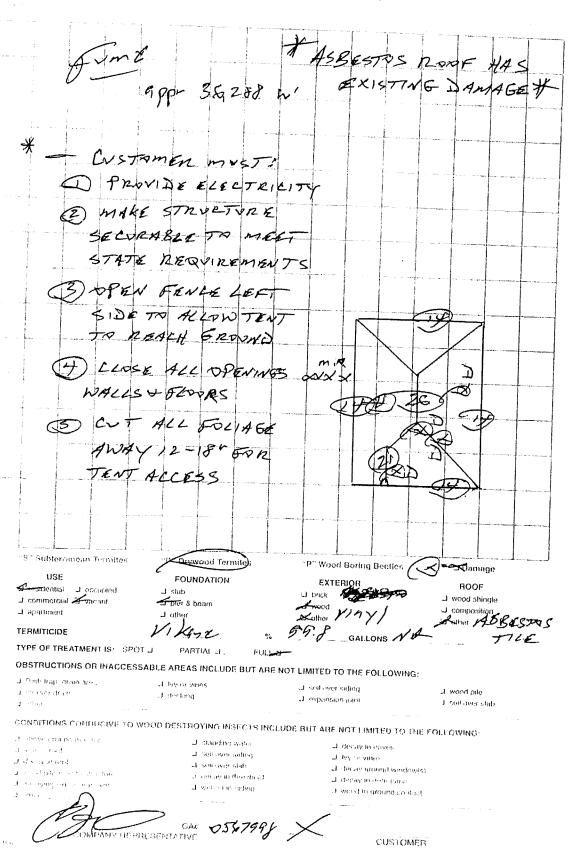
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END-U PEST GOASTAL FUMIGATORS 1119 West 37th Street Houston, 1X 27018

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Fline: (713) 863-7378
TDA# USG: 70000

SHOW + ABOUT





COASTAL FUMIGATORS INC.

713-863-7378 (PEST) 1119 West 34th St. Houston, Texas 77018 R.C.A. 34261

CUSTOMER'S DUTIES IN PREPARING FOR TENT FUMIGATION

- 1. All persons, pets, and plants must be removed.
- Food, medicines and beverages not in factory sealed glass or metal containers must be removed. All alcohol and tobacco products must be removed. Cosmetics, skin care products, and dental hygiene products must be removed.
- 3. Water-proof mattress covers and baby mattresses must be removed.
- 4. All food in refrigerators and freezers must be removed.
- 5. Dishes and utensils need not be removed or washed, structural fumigants are colorless, odorless and will not affect paints, finishes or fabrics.

	Additional items to be removed include ice cubes, water coolers, cars in garage and driveway, bean bag chairs, and alarms disarmed. CARS ARE TO BE MOVED 50'	L
7 .	Natural gas must be turned off at the meter. Coastal Fuminators will not be	INITIA

- re-lighting pilot lights. Contact your local Gas Utility Company.
- 8. All heating elements must be unplugged (pianos, organs, etc.).
- 9. All automatic timing devices (sprinklers, lights, etc.) must be disconnected.
- We must have access to electricity for our own use of fans to circulate furnigant. We also use measuring devices for proper control of furnigant.
- 11. As a safety precaution, fumigator must have access to all parts of the structure. This includes storerooms, closets, etc. which are normally kept locked. Safes must be empty and left open.
- 12. Any plants closer than 12 inches to the building or vines attached to the building must be removed, or cut back to provide enough space so tent can fall freely to the ground. Tree limbs over roof must be trimmed back. Decorative bark, gravel, rocks, etc. must be raked back 12 inches from the building. Bird baths, potted plants, patio furniture etc., must be relocated ten feet from the
- Soil should be soaked 6 inches deep, 1 foot outward from foundation on day before scheduled fumigation.
- 14. Care will be taken to avoid any damage to roof. During fumigation some roof damage may be unavoidable. This company will assume no responsibility for
- 15. Antennae, satellite dishes, weather vanes or any item attached to the structure must be removed by owner or occupant. Fences must be detached from the structure. Gutters may be bent in the tenting process - if owner wishes 2x4's may be added for support.
- Our crews must fumigate several structures in various locations each day, therefore the time any fumigation is scheduled must be approximate.
- 17. Fumigation operations may not commence during inclement weather (high winds, rain, etc.) or temperatures below 40° Fahrenheit and have to be rescheduled. This company will assume no responsibility for fees for lodging or kennels.
- 18. During the fumigation procedure and aeration period, this company will not be held responsible for vandalism, theft or breaking and entering. A guard will be posted after the gas has been administered and will remain on site until the aeration period begins. After this company has locked and secured the structure, there will not be a guard present.
- 19. This building will be fumigated with POISONOUS GASES. All persons and pets must vacate the premises when the fumigation crew arrives. Under no circumstances can anyone enter the building until the fumigation notice is posted giving the time & date for safe entry.
- Payment and keys to all exterior and interior doors must be in Coastal Fumigators' possession before the fumigation will begin.

I have read this instruction sheet and understand that it is my responsibility to have these things done before the fumigation crew arrives. The fumigation crew will not remain on site until the above preparations are met in full. I understand there is an additional charge of \$250.00 + tax if preparation is not complete upon the arrival of the fumigation crew.

DATE	(ALSO) 6014
PLEASE SIGN & RETURN	
PROPERTY ADDRESS 50/ Huichts	
JMIGATION CANNOT COMMENCE WITHOUT THIS SIGNED NOT	ICE IN FUMIGATOR'S POSSESSION.

149 (01/13)

Sulfuryl fluoride is a colorless, odorless gas, so a warning agent is added to the building that causes watery eyes and a scratchy throat. If you experience these symptoms in a structure that has been recently fumigated, you should leave immediately and call the pest control company to have your building retested.

SULFURYL FLUORIDE (POTENTIAL HEALTH RISKS FROM OVEREXPOSURE) Sulfuryl fluoride is a gas and can potentially enter your body only through inhalation. Because it is a gas, it does not stay on dry surfaces, therefore, there is no exposure from touching treated surfaces.

Nervous system and respiratory irritation:

Overexposure to high levels of sulfuryl fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation) it can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These symptoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms in the building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building retested.

Additional studies:

Sulfuryl fluoride has not been shown to cause birth defects in pregnant animals exposed under experimental conditions. In addition, current studies have demonstrated there are no mutagenic or genotoxic effects caused by exposure to sulfuryl fluoride.

Safety Precautions and Homeowner Preparation

- Discuss the treatment program in advance with your pest control company so you fully understand what will be done and what you need to do.
- Carefully follow the instructions you are given about what items you are to remove from your building.
- Stay out of the treated building until it is cleared for reentry.
- If you are interested or concerned, you should ask your pest control company to show the records of how your building was aerated before it was cleared to reentry.
- You may wish to increase ventilation by opening doors and windows.

If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. Call the Dow AgroSciences Customer Information Center at 1-800-352-6776 if you need additional information or have questions concerning the product.

DATE:	PLEA	ASE SIGN & RETUF	RN:	
PROPERTY ADDRESS:	921	44645		
CUSTOMER'S SIGNATURE	<u> </u>			

Specialty Products Product Bulletin



Dow AgroSciences LLC

9330 Zionsville Road

Indianapolis, IN 46268-1054

Fact Sheet for Vikane® Gas Fumigant (Sulfuryl Fluoride)

In the interest of Dow AgroSciences' commitment to product stewardship, this fact sheet is intended to provide basic information about the product and how it is used. If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. If you have questions about Vikane* gas fumigant (the fumigant used) or the procedures described, call the Dow AgroSciences Customer Information Center at 1-800-352-6776.

WHY BUILDINGS ARE FUMIGATED

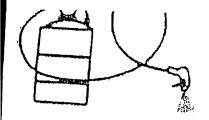
Insects that feed or tunnel into wood can seriously damage houses, apartments, and other dwellings or structures. Each year termites or other wood destroying insects damage more than 5 million homes. Depending on the extent or location of the infestation, fumigation is the only total control method proven to eliminate certain infestations of wood destroying insects.

HOW BUILDINGS ARE FUMIGATED

Because Vikane is a gas, prior to fumigation, the structure is completely sealed. This serves to contain Vikane in the building so it can penetrate wood thoroughly and eliminate the pests. Depending on the construction of the building, the doors and windows may be sealed with tape and a plastic sheet, or the structure may be covered with a tarp. The building will remain sealed for 2-72 hours depending on the specifics of the job. Warning signs are posted around the building notifying people to keep out.

After the tarp or tape is removed, a professional fumigator will aerate the structure by opening the doors and windows. Fans may also be used to clear out the building. Once the dwelling has been thoroughly aerated, the fumigator is required to measure the level of any fumigant remaining in the living space to ensure it is below the EPA approved concentration for reentry by the occupants. Extremely low levels of fumigant can remain for a short period of time in dead air spaces between walls and inside cabinets as well as porous materials such as furniture. The small amount of fumigant in these areas will continue to dissipate for a few hours after the fumigation but at levels well below the established safe reentry concentration. Your building should not be cleared for reoccupancy until it is safe to enter. The fumigator will post a notice on your building indicating the day and time for reentry. Structures can be occupied only when the concentration is one part per million or less (this represents a margin of safety - laboratory animals have been exposed to 100 parts per million for 2 weeks with no adverse effects.) Because Vikane is a true gas and not a vapor, aeration is rapid. Recent studies demonstrated that in most structures levels are less than 1 part per million within 6 hours of clearing and have no detectable levels of Vikane within 24 hours after the start of aeration.

^{*}Trademark of Dow AgroSciences LLC Vikane is a federally Restricted Use Pesticide.

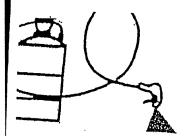


Coastal Fumigators END-O-PEST

TERMITE AND PEST CONTROL

ROOF RELEASE FORM

Date:
Name: Address: Gal Hais his 77-vap
Dear
Coastal Furnigators, Inc. will be furnigating your
We take the utmost consideration and care in providing the best and safest service available to our customers and their homes so you can feel confident that we will do the
Thank you for your business and welcome to Coastal Fumigators, Inc. as our valued
Sincerely, Termite Department
CUSTOMER SIGNATURE:



Coastal Fumigators END-O-PEST

TERMITE AND PEST CONTROL

PET CARE FOR FUMIGATION

Property Address: 921 Haicht
Do Not Have a Pet Cat*
I Do Have a Pet Cat(s)** Number of Cats?
On the date of my fumigation and throughout the fumigation process, my pet(s) will be: In my possession & away from the home Boarded in a Kennel
As you prepare your home for its upcoming fumigation, we wanted to remind you of your other family members, your pets. The fumigation process, beginning when you start to prepare your home, may cause your pet(s) to be upset and hide, sometimes making them impossible to find prior to the home being fumigated. You also may become so distracted in completing preparations that you forget to remove the pet prior to the fumigation. Cats in particular are unique pets as they have a tendency to come and go as they please. Unlike a dog, cats corefer to be left with little or no attention to them. Having this freedom causes a variety of reactions when they become stressed. As their environment changes or as a stranger enters their territory, your cat may act odd or run and hide in a samiliar place, or they might find a new hiding place. In order to avoid the loss of a loved pet, our company hopes to prevent this from happening, and we wish to remind you to remove your pet from the property during the fumigation process. Even if you do not own a cat, you may have a neighbor whose pet roams the heighborhood. To help reduce the chances their pet entering the structure during the fumigation process, we strongly recommend that you communicate your unigation dates with your neighbors and close off any openings or spaces that yould allow domestic animals access, such as crawl spaces or access openings or vents.
*Our fumigation company utilizes chloropicrin (tear gas) as a warning agent with he Vikane gas during fumigation. The Vikane label states: "Remove from the tructure to be fumigated all persons, domestic animals, pets (including fish) and lesirable growing plants." Cats are capable of ignoring the extreme physical listress of chloropicrin exposure and will not leave their hiding place to alert a umigator of their presence before the Vikane gas is introduced. We depend on ou to help prevent a tragedy from occurring.
IONATURE DATE
1119 WEST 34TH STREET, HOUSTON, TEXAS 77018 713-863-7378 FAX: 713-863-0143



COASTAL FUMIGATORS END-O-PEST

TERMITE & PEST CONTROL

713-863-7378 (PEST) 1119 West 34th St. Houston, Texas 77018 R.C.A. 34261

CONSUMER DISCLOSURE STATEMENT Wood Destroying Insects (W.D.I)

Regulations by the Texas Department of Agriculture require that before conducting a termite treatment, the pest control company proposing the treatment shall present the prospective customer with a disclosure statement containing the following information.

- 1. A graph and description of the structure or structures to be treated including:
 - a. The address or location.
 - b. A graph showing:
 - Approximate measurements as accurately as possible. (1)
 - Construction details needed for clarity of the report.
 - (3) Areas of present W.D.I. activity.
 - (4)Areas of previous W.D.I. activity.
 - (5)Areas of W.D.I. damage.
 - (6) Areas of conditions conducive to infestation by W.D.I.
 - c. The type of construction:
 - (1) foundation: slab, pier & beam, basement, etc.
 - siding: wood, brick, stone, etc.
 - roof: composition, wood, metal, etc. (3)
 - primary use: residence, public, commercial, industrial, etc.
- 2. The name of the pesticide (s) to be used and a label for any pesticide recommended or used.
- 3. The complete details of the service agreement provided, including:
 - a. If the service agreement does not include the entire structure treated, a list of the areas excluded.
 - b. The time period of the service agreement.
 - c. The renewal options and cost.
 - d. Any obligations accepted by the pest control company to retreat for termite infestations within the service agreement period.
 - e. Any obligations accepted by the pest control company to repair damage caused by termites within the service agreement period.
 - f. Conditions that could develop as a result of the owner's action or inaction that would void the service agreement.
- 4. The signature of approval by a certified applicator in the termite category employed by the company making the proposal.

END-O-PEST is licensed and regulated by the Texas Department of Agriculture Structural Pest Control Service, P.O. Box 12847, Austin, Texas 78711-2847 (512) 305-8250 or (866) 918-4481 Fax: (888) 232-2567

I acknowledge receipt of the above information and understand the details of the service agreement.

Date:		Customer Signature
Address:	GAI HRIGHTS	Cert. Appli, Signature 17541
1.48 / 11/00)		<i>y</i> ,

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CONSUMER INFORMATION SHEET

The structural pest control industry is regulated by the Texas Department of Agriculture (TDA), Structural Pest Control Service (SPCS), P.O. Box 12847, Austin, Texas 78711-2847. TDA licenses the businesses, certified applicators and technicians who perform structural pest control work. Certified applicators and technicians must pass a written examination in order to receive their licenses.

Pesticides must be registered with the United States Environmental Protection Agency (EPA) and the TDA before they may be used in Texas. EPA registration is not a finding of product safety. Pesticides are designed to kill or control pests. Your risk of harm depends upon the degree of your exposure and your individual susceptibility.

Specific health and safety information varies between pesticides and types of exposures and is available on the label information or MSDS sheet which can be supplied to you upon request from the licensed applicator. Take precautions when a treatment has been performed to avoid exposure to vulnerable individuals. Pesticides may be harmful if swallowed, inhaled, or absorbed through the skin. Avoid breathing dust or spray mist and any unnecessary contact with treated surfaces. If you desire specific information on precautions, refer to the pesticide label. The law requires that the application procedures specified on the label be followed.

If you have questions about the application, contact the business or person making the application. If you suspect a violation of the law regarding structural pest control, contact the SPCS. In case of a health emergency, seek immediate medical attention.

Pest control signs must be posted prior to treatment in many instances. The signs should be posted in an area of common access at least 48 hours prior to treatment. The information sign will allow you to contact someone who can tell you what pesticide is being used.

If you are contracting for pest control services due to a home solicitation, you have the right to cancel the contract within 72 hours. You may exercise this right by notifying the pest control company that you do not wish to receive their service.

For general information on pesticides, contact: National Pesticide Information Center 1-800-858-7378

For information concerning structural pest control laws, contact the Structural Pest Control Service at: (512) 305-8250 or (866) 918-4481

For information concerning the formulation and registration of pesticides, contact the TDA pesticide registration at: (512) 463-7476 or (800) 835-5832.

For non-emergency health information relating to pesticides, contact Texas Department of State Flealth Services (512) 458-7111.

REDUCED IMPACT SERVICE

In order to minimize the reliance on pesticides and reduce pest populations, a Reduced Impact Pest Control operator may recommend that you consider the sanitation or physical alteration of your work place or residence. It is your responsibility to follow those recommendations. Your pest control operator may or may not offer these services upon request. A proper inspection will provide the information necessary for you to choose the method of pest control which best suits your situation. Many pest problems can be solved without using pesticides.

This Reduced Impact Service will include an inspection report and treatment recommendations. You should review these and keep a copy for your records. Your cooperation in following the recommendations made by your service provider is essential to a reduced impact service program.

Pesticides may be used in a responsible and professional manner in a reduced impact pest control service. If you do not want a specific pesticide used or any pesticides used at all, you must note this in writing on the contract prior to the initiation of the service. If any specific pesticide or class of pesticides are not excluded, it may be used by the provider.

Revised 09/01/07

ABET Termite And Pest Control

P.O. Box 2302 • Sugar Land, Texas 77487 • Physical Address: 1617 CR 244A • Brazoria, Texas 77422

281-242-1300 TPCL #13562

	TEXAS OFFICIAL WO	OD DESTROYING	SINSECT REPORT		
901 Hights God		Harton			77008
structure will not be included in th	ulti-family structure, primary dwelling in inspection report unless specification	ally noted in Section	ss. Sheds, detached gar 5 of this report.		
not limited to (1) areas concealed removing or defacing any part of was not visible in or on the str. Due to the characteristics and be	parts of the structure(s) that are visible wall coverings, furniture, equip the structure(s) (including the surfacture(s) at time of inspection but havior of various wood destroying in	ment and stored arti- ice appearance of th t which may be rev- nsects, it may not alv	cles and (2) any portion on e structure). Inspection ealed in the course of n vays be possible to deter	of the structure in which does not cover any o epair or replacement mine the presence of i	h inspection would necessitate condition or damage which work. nfestation without
spackling, tape or other decorative inspecting company cannot guaranteed the pe	structure being inspected. Previous e devices. Damage that has been arantee or determine that work p st(s) inactive. vious infestation of listed wood des	concealed or repairs erformed by a prev	d may not be visible exce lous pest control comp	ept by defacing the sur eany, as Indicated by	face appearance. The WDI visual evidence of previous
present. If visible evidence is reported, it d	loes not imply that damage should li linion regarding the degree of struct	be repaired or replac	ed. Inspectors of the ins	pection company usua	ally are not engineers
expert. THIS IS NOT A STRUCTURAL I If termite treatment (including pes inspected and proposed for treatment the structure(a) are covered by warranties should be provided by such information to any person of	DAMAGE REPORT OR A WARRAL ticides, baits or other methods) has ment, label of pesticides to be used arranty, renewal options and appro- the party contracting for such servi- ther than the contracting party.	NTY AS TO THE AB been recommended and complete details val by a certified app ces to any prospecti	SENCE OF WOOD DES d, the treating company n s of warranty (if any). At licator in the termite cate we buyers of the property	STROYING INSECTS. nust provide a diagram a minimum, the warran gory. Information rega- r. The inspecting comp	n of the structure(s) hty must specify which areas of arding treatment and any pany has no duty to provide
treatment techniques and renewa	trol options offered by pest control of options. es as to when it is appropriate for co	•	•		
recommended if (1) there is visible evidence of a prior treatment.	e evidence of an active infestation	n or on the structure	, (2) there is visible evide	ence of a previous infe	station with no
recommended. The buyer and se corrective measures can vary gre instances where the inspector will alteration may be in some instance	ed solely on the presence of condu- leller should be aware that there ma- satly in cost and effectiveness and in recommend correction of the con- ces the most economical method to su may contact the inspector involve-	y be a variety of diffe nay or may not requi fucive conditions by correct conducive or	erent strategies to correct re the services of a licens either mechanical alterati poditions. If this inspection	the conducive conditions sed pest control operation or cultural changes on report recommends	on(s). These tor. There may be s. Mechanical any type of treatment and you
Abet Termite & Pest Control Name of Inspection Company	ol	_1B	TPCL#1		
P.O. Box 2302, Sugar Land	1 Tx 77479		area business tax	mac Mullioei	281-242-1300
Address of Inspection Company		City	State	Zip	Telephone No.
D. Dimus Herron & 2. Name of Inspector (Please Print)		1.E	Certified Applicator Technician	K	(check one)
Case Number (VA/FHA/Other)		3. 11/20	Inspection Date		
IA. Ryan Strickla Name of Person Purchasing Insp		_Seller [] Agent [] Buyer 🔏 Manageme	ent Co. [] Other 1-7	Owner
AB. Owner/Seller Owner/Seller IC.REPORT FORWARDED TO: Title Comp (Under the Structural Pest Control	pany or Mortgagee [] Purchaser of inegulations only the purchaser of		Seller [] d to receive a copy)	Agent []	Buyer []
The structure(s) listed below were inspected to the canditions listed under the Scope of Institution (s) inspected that may include re	spection. A diagram must be attact	ned including all stru	ctures inspected.		
A.Were any areas of the property obstructed Refer to Part B & C, Scope of Inspection) if	d or inaccessible? "Yes" specify in 6B.	Yes []	No	H	
B.The obstructed or inaccessible areas Inch kttlc [] beck [] foll Grade Too High [] Other []	ude but are not ilmited to the following insulated area of attic [] Sub Floors [] Heavy Folisge [] Specify:	ng: Plumbing Areas Slab Joints Eaves	[] Planter b [] Crawl Sp [] Weephol		
'A.Conditions conducive to wood destroying Refer to Part J, Scope of Inspection) If "Yes"		Yes (1)	No	[]	
B.Conducive Conditions include but are not	limited to: Wood to Ground Contact (G)	{} Fo	ormboards left in place (i)) [1 Excessive M	loisture (J)
Debris under or around structure (K) [] Planter box abutting structure (O) [] sufficient ventilation (T) []	Footing too low or soil line too Wood Pile in Contact with Structher (C) [] Specify:	hígh (L) [] V	/ood Rot (M) /ooden Fence in Contact	# Heavy Folia	ge (N) [j
inspection Reveals Visible Evidence in or o A. Subterranean Termites B. Drywood Termites C. Formosan Termites D. Carpenter Ants E. Other Wood Destroying Insects	n the structure:	Active Infestation Yes [] No [Previous Yes []	Infestation No LT No LT No LT No LT No LT	Previous Treatment Yes [] No []
Specify: F.Explanation of signs of previous treatment	(including pesticides, baits, existing	g treatment stickers	or other methods) identifi	BUCK Bei	
G. Visible evidence of: Dryulad toak			town four +		witens wills
there is visible evidence of active or previous respected must be noted in the second blank.			ist be listed in the first bla	ank and all identified in	fested areas of the property

of Agriculture Sin, TX 78707 Buyer's initials

Page 2 of 2

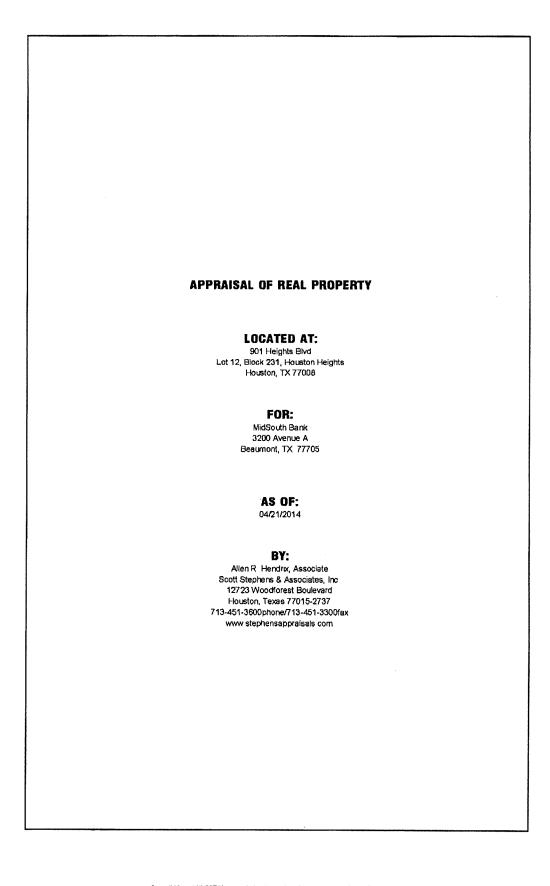
ABET Termite And Pest Control

P.O. Box 2302 • Sugar Land, Texas 77487 281-242-1300

TPCL #13562

	TEXAS OFFICIAL W	OOD DES	TROYING INSECT REPORT	•			
The conditions conducive to insect infestation report 9.Will be or has been mechanically corrected by inse If "Yes," specify corrections:				Yes	[]	No	
9A.Corrective treatment recommended for active info as identified in Section 8. (Refer to Part 9B.A preventive treatment and/or correction of condi Specify reason: Lead Co. + Co. (2011) Refer to Scope of Impection Part J	G, H, and I, Scope of Inspe	ection) ed in 7,A & "7 i		Yes Yes	#	No No	
10A.This company has treated or is treating the struct If treating for subternanean termites, the treatment w If treating for glowood termites or related insects, the	as: Partial	d destroying	insects: <u>NONC</u> Spot [] Bait Limited []	[]	Other	[]	
10B	control of the following wo	od destroyir	Name of Insect g Insects:	Name	of Pesticide,	Balt or Oth	er Method
The inspector must draw a diagram including approx Evidence of Infestation, A-Active; P-Previous; D-Dry Carpenter Ants; Other(s) – Specify	imate perimeter measuren	nents and in	ure(s) inspected dicate active or previous infestation es; F-Formosan Termitles; C-Cor	on and type ducive Co	e of insect by nditions; B-W	using the I	following codes: E Beetles; H-
		1	(A)		1		
			(a)				
			· •	44			
		P					
			6 Quin	M			
			DA W·				
Additional Comments		***************************************					
Neither I nor the company for which I am acting have which I am acting is associated in any way with any p	had, presently have, or co arty to this transaction.	ntemplate h	aving any interest in the property	i do furth	er state that	neither I no	r the company for
Signatures:		Notice of I	nspection Was Posted At or Nea Electric Breaker Box	W			
Inspector		1861	Water Heater Closet Bath Trap Access		. (
Approved: 11B Certified Applicator and Certified Applicat	#45194 or License Number	_12B.	Beneath the Kitchen Sink Date Posted	Date	10/14		
I have received the original or a legible copy of this fo understand that my inspector may provide additional If additional information is attached, list number of pa	rm. I have read and under Information as an addendu		commendations made. I have a	so read ar	nd understan	d the "Scor	pe of Inspection.* I
Signature of Purchaser of Property or their Designee			Date				

APPLICATION MATERIALS
Physical Address: 1617 CR 244A • Brazoria, Texas 77422 SPCB/T-4 (Rev. 09/01/05) ABET 101



Uniform Residential Appraisal Report

le :	#	14	18	1	5	Ĭ

Property Address 901 Heights Bivd				of the subject property.
		City Houston		Zip Code 77008
Boltowel Ryan Strickland	Owner of Public Record	Donna J Arledge	County Harris	<u> </u>
Legal Description Lot 12, Block 231, Hi		In You nown	D.C. Tayon C. O	N 01 6
Assessor's Paicel # 020-227-000-0012 Neighborhood Name Houston Heights	/	Tax Year 2013 Map Reletence KM 493A	R.E. Taxes \$ 8 Census Tract 5	
Occupant X Dwner Tenam Yaci	ant Special Assessments \$			per year per month
Properly Rights Appraised 📉 Lee Simple	Leasehold Other (describe)			Per Jean 1 - 1 Per divinit
Assignment Type Purchase Transaction		escribe) Proposed construction	apprasia:	
Lender/Client MidSouth Bank		venue A. Beaumont, TX 77705		
is the subject property currently offered for sal	le or has it been offered for sale in the twelve r	months prior to the effective date of th	is appraisal?	Yes 🔀 No
Report data source(s) used, offering price(s),	and date(s). The proposed subject in	as not been listed within the pr	evious 12 months	
	or sale for the subject purchase transaction. Ex	plain the results of the analysis of the	contract for sale or why the	analysis was not
performed.				
Contract Price \$ Date of Cor	nirani is the owngrity sofia i	he owner of public record? Yes	Ho Data Sourca(s)	
Is there any tinancial assistance (loan charges				Yes No
If Yes, report the total dollar amount and descr		bando, oto., so be paid by any pany o	in copies of the contour.	_ 100 110
ii (ve) ives i iii ia a a a a a a a a a a a a a a a	The training to the party.			
Note: Race and the racial composition of t	he neighborhood are not appraisal factors	·		
Neighborhood Cherecterietics		lousing Trends	, One-Unit Housing	Present Land Vao %
	Rural Property Values [2] Increasing	Stable Declining	PHICE AGE	One-Unit 50 %
	Unider 25% Demand/Supply Shortage	🗵 In Balance 🗌 Over Supply	\$ (000) (yis)	2-4 Upit 10 %
4	Slow Marketing Time [-] Under 3 mt		nscoo LOW 0	Multi-family 20 %
	Dr to the west, E 20th St to the north,	I-45 to the east and I-10 to	1340000 High 110	Commercial 10 %
the south			stcoco Pied 10	Other 0 %
	ete, the proposed subject will be loca			
downtown Houston Schools, shoppy		veniently located throughout the	e area Access to and	rion ine
neighborhood is considered to be ever Market Conditions (including support for the ac-		ached 1004MC addendum for	additional information	renerding the
subject's neighborhood marketing co				
dadjest one grace and the testing of	7,5,6,5,6		4 p. 000 11110 11 1010	TO MONOC TOLOGO
Dimensions Site size per HCAO	Aita 7500 sf	Shape Appears R	ectangular View B	Res.
Specific Zoning Classification None Noted	Zoning Description N			
Zoning Compliance 🗌 Legal 📉 Legal Non				
is the highest and best use of subject property			Yes No 11 No, des	scribe The highest
and best use of the proposed subject				Date Division
Utilities Public Other (describe) Literation	Public Other (de Water 🔀		noit Paved	Public Private
Gas 🗵 🗆	Sanitary Sewer		estone	
FEMA Special Flood Hazard Area Yes		TEMA Map # 48201C0670L		Date 06/18/2007
Are the utilities and off-site improvements typic		o II No, describe		
Wie the diffiles and cut-site tribics ensure à by		nmental conditions, land uses, etc.)?	Yes 🛭 No	li Y⇔, describe
Als there any adverse site conditions or extern	ial factors (easements, encroachments, enviror			
Als there any adverse site conditions or extern When complete, the subject will be to	ocated on a comer lot without any noti		utiny easements are p	vesent. Site size per
Ale there any adverse site conditions or extern	ocated on a comer lot without any noti		utiny easements are p	vesent. Site size per
Als there any adverse site conditions or extern When complete, the subject will be to HCAD. Police and Fire Protection pro	ocated on a comer lot without any noti ovided by the City of Houston and Hai	ms County		
All there any adverse site conditions or extent When complete the subject will be to HCAD Police and Fire Protection bits General Description	ocated on a come! lot without any not ovided by the City of Houston and Har Foundation	rns County Exterior Description materials	/condition Interior	materials/condition
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Freddle Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 1004 March 2005

Uniform	Residential .	Appraisal	Report
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File # 148157

			the subject neighborh			10 \$ 1,2	
					e price from \$ 375,00		340,000
FEATURE	SUBJECT		LE SALE # 1		TABLE SALE # 2		LE SALE # 3
Address 901 Heights Blvd		743 Heights Blvd		1802 Columb		916 Ridge St	
Houston, TX 7700 Proximity to Subject	18 () ()	Houston TX 770	107	Houston, TX 7	77008	Houston, TX 770 0 98 miles E	109
	3	1 TO TIMES O	\$ 910,000		1.291.000		\$ 1075,000
	sq.tt.		-		a,tt. iii iii iii	\$ 287 59 sq.ft.	
		40252672;DOM		79444084;DC		49289144:DOM	
Verification Source(s)		Harris CAD		Harns CAD		Harns CAD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		Relo		ArmLth	
Concessions		Cash:0		Conv.0		Conv;0	
ODIO OT OGIS / CCD/		s12/13;c11/13		s03/14:c01/14	4	s02/14_c09/13	
	B;Res. Fee Simple	B;Res, Fee Simple		B;Res Fee Simple		B Res Fee Simple	
	7500 sf	7500 sf		7920 st	1	7625 st	C
	B.Res.	B.Res.		B:Res:		B Res	
	DT2 0, I rad	DT2 0 Trad		DT2.0;Trad		DT2 0:Trad	
	Q3	Q3		Q3		Q3	
	0	84	+75,000			0	
	C1	C2	0	C2		C1	
: ' ' -	Total Bdrms Baths	Total Bdrms Baths			ths .	Total Benns Baths	
Room Count Gross Living Area	9 4 3 1 3 482 sq.ft.	10 4 3.1 3,001 sq.ft.	+36 075	9 4 3 3 601 s	1 q.ft8 925	12 4 40 3 738 sq ft	-5,000 -19,200
	3 482 sq.ii. Osf	3,001 sq.n. Osf	+35 0/3	0sf	4m-) -8 925	0sf	-19,200
Rooms Below Grade		001		031	1	31	
	Average	Average		Average		Average	'
Heating/Cooling (Central HVAC	Central HVAC		Central HVAC		Central HVAC	
	Typical	Typical		Туркаі		Typical	
	2gd2dw	2gd4dw	0	2gd2dw		2ga1co3dw	-3,000
	Porch/Patio	Porch/Patio	.50.005	Porch/Patio		Porch/Patio None	. 50 000
	GmRm Abv Gar None	None None	+30,000	Garage Apt Pool	-50 000		+50,000
	- wi (to				-35 000	1.1012	
Net Adjustment (Total)	:- "" !!! !!	⊠+ □-	\$ 161,075	口+ 团	· \$ -58,925	⊠+ □ ·	\$ 22,800
1	116.4	Het Adj. 17.7 %			5%	Net Adj. 2.1 %	
Tot Optithmanor		Gross Adj. 17.7 %			5 1,232,075	Gioss Adj. 1.2%	\$ 1,097,800
i 🖸 did 🔲 did not research t		story of the subject p	ropeny and comparab	in sales, il noi, ex	plain		
Please see the Subject His	tory below						
My research I did 🖂 did n	ot rayeal any mini ea	ies Di fransiere of the	subject nonerly in:	he three venic or	or to the effective date of	this annualed	
			County Appraisal (es se tre observe only of	or withtensite:	
My research 📝 did 🔲 did ne					the date of sale of the cor	mparable sale.	
			County Appraisal (
Report the results of the research							
Date at Pular Cala/Tennalar	SU	BJECT	COMPARABLE S	ALL#1	COMPARABLE SALE #	2 COMPA	RABLE SALE #3
Date of Prior Salo/Transfer Price of Prior Sale/Transfer			05/27/2011 \$707.000				******
Data Souice(s)	Per MLS/HC		\$707 000 Per MLS# 272311	38 50	r MLS/HCAD	Per MLS/H	CAD
Effective Date of Data Source(s)	04/21/2014		D4/21/2014		/21/2014	04/21/2014	
Analysis of prior sale or transfer t	history of the subject	property and compar	rable sales Acc	ording to the F	ICAD, the proposed	subject has not b	een sold/listed
for sale or transferred deed	f of little within the	prevous 36 mai	nths The subject	s site (not the	proposed subject) is	currently under a	pending sales
contract for \$380,900 Con	nparable Sales T	wo. Five and List	ing Six have preva	ously sold wan	in the prior 36 month	ns Sale Two's pho	of sale was an
arms length transaction, ba							Six were
purchased in 2013 in "as is	condition and h	ave sinca been w	rete completely re	novated prior	to their most recent	sae	
Summary of Sales Comparison A	noroach Since	nt even subject	can be compared	to "idea" com	parable sales the a	DOCAGAL ASE CHAN	en the heet
available sales from a mar							
guidelines and in most casi							
"AS IS" VALUE ESTIMATE							
be razed and/or modified for					improvements for r	new home constru	ction is common
in the subject's neighborho	oci. As such, the	"as is" value is th	e site value .5380	UUU			
Indicated Value by Sales Company	son Approach \$ 1	135 000					
Indicated Value by: Sales Comp			Cost Approach (if de	/eloped) \$ 1 1:	30.000 Income An	proach (it developed)\$ o
All comparable sales are q							
range of \$1,071,075 to \$1,	232 075 Therefo						
month exposure period, is							
This appreisal is made [as is completed, subject to the fo							
tokowing required inspection basi							
Certification and Statement	of Limiting Cond	dinons					
Based on a complete visual in conditions, and appraiser's co			ames of the subject	I nearnethy defin	and scope of work sta	iomont of assumpti	one and limiting
	adding at	al animina and interior	aices of the subject	property, donn	on scope of work sin	inclinate of appointment	on a min miniming
conditions, and appraiser's co	ertification, my (ou 04/21/2014	r) opinion of the n	tarket valua, as def	ined, of the real	property that is the a	subject of this repo	rt is

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Fannle Mae Form 1004 March 2005

Uniform Residential Appraisal Report

File # 148157

COMMENTS ON SALES COMPARISON ANALYSIS / EXPLANATION OF	ADJUSTMENTS		
All adjustments made in the Sales Comparison Approach are based on m			
this method is utilized, a great degree of care is taken and reasonablenes			
and discussions with local real estate agents active in the area and our product of th			
the different characteristics of the comparable sales, as compared to the necessary in order to derive the market value for the subject	ubject property. An adjustments a	re considered reasona	Die and
The comparable sales utilized are considered to be the most comparable	of the recent data available. There	are no other recent sa	es available
that would have required less adjustments (gross, net, or line item), than t			
The appraiser chose five comparable sales and one comparable listing fro	m the subject's market area. The	sales range in prices fr	om \$910 000 to
\$1,291,000 before adjustments. The dates of the sale range from July 20			
All comparable sales are adjusted for their differences in site sizes, where land values and vacant land sales from within the neighborhood boundarie		ed on a paired sales ar	nalysis, CAD
All Comparable sales are adjusted for their differences in age, where app effective age and multiplied by the sales price. This adjustment is reasonal			
comparable sales All comparable sales are adjusted for their differences in bathroom count,	where applicable This adjustment	is based on \$5,000 oe	er haif bath
difference. This adjustment is considered reasonable based on the quality. All comparable sales are adjusted for their differences in gross living area.	of finish and actual market cost of	construction	
difference and rounded to the nearest hundred. This adjustment is reason			
All comparable sales are adjusted for their differences in car storage, whe			roort difference
and \$5,000 per garage difference, which is reasonable, based on the qua. All comparable sales are adjusted for their differences in other site improve			where
applicable. This adjustment represents a mixture of a paned sales analys		value of the improveme	nts based on
information obtained from the Marshall & Swift Residential Cost Guideboo	(.		
No other adjustments are required. Although the sales listed in the report	re the primary sales considered in	estimating the value o	f the subject a
number of other sales are considered to provide support for the appropria			
physical and financing information for the comparable sales utilized are co transaction and the Multiple Listing Service if possible. If this is not possib			
transaction and the inatiple disting device is possible. In this is not possible	C tric anormation of parameter than	agit otter paono source	
E. SAGOT ASSESSAL TO VALUE	Indianuleol Sci Einas Hay		
COST APPROACH TO VALUE Provide adequate information for the lender/client to teolicate the below cost figures and calc			
Provide adequate information for the lender/client to replicate the below cost tigues and cale Support for the opinion of site value (summary of comparable land sales or other methods t	dations. Lestimaling site value) — The apprais	er derived the opinion	of site value
Provide adequate information for the lender/client to replicate the below cost figures and calc	dations. Lestimaling site value) — The apprais	er derived the opinion	of site value
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handleap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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Uniform Residential Appraisal Report

- File # 148157
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraisar's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report compiles with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a faceimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Alen R Heodry, Associate	Name Score County, Car Fesident
Company Name Scott Stephens & Associates, inc	Company Name Scott Stephens & Associates, Inc.
Company Address 12723 Woodforest Blvd	Company Address 12723 Woodforest Blvd
Houston, 1X //015	Houston, IX 77015
Telephone Number (713) 451-3600	Telephone Number (713) 451-3600
Email Address ahendrx79@gmeil.com	Email Address sstephens@stephensappraisais.com
Date of Signature and Report 04/22/2014	Date of Signature 04/22/2014
Effective Date of Appraisal 04/21/2014	State Certification # TX-1320269-G
State Certification # TX-1338177-G	or State License #
or State License #	State TX
or Other (describe)State #	Expiration Date of Certification or License 03/31/2015
Stale TX	
Expiration Date of Certification or License 10/31/2014	SUBJECT PROPERTY
ADDOCULA OF DOCUMENTAL ADDOLLARD	□ Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
901 Heights 3Nd	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,135,000	Did Inspect Interior and exterior of subject property
•	Date of Inspection
LENDER/CLIENT	
Name MountainSeed Appraisal Management LLC	COMPARABLE SALES
Company Name MidSouth Bank	
Company Address 3200 Avenue A Beaumont, TX 77/05	□ Did not inspect exterior of comparable sales from street
Email Address	Did inspect exterior of comparable sales from street
CINAII AUDIESS	Date of Inspection

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[EATURE	SUBJECT		sidential A		ABLE SALE #5	File # 148157 COMPAR	VABLE SALE #6
Address 901 Heights Blvd	1	1148 Arlington S		541 Columbia		805 Heights B	
-		Houston TX 77		Houston TX		Houston, TX	
Houston TX 770	08		лю			0 11 miles S	77007
Proximity to Subject		0 44 miles NE	14 404 000	0 50 miles SE		is it it it is	1 t 057.00
Sale Price	\$	delition				6 pmg 44 -	\$ 957,00
Sale Price/Gross Liv. Area				\$ 264.58 S			g.H
Data Source(s)			23	91240952,DC	OM 71	29667444;D0	DM 32
Verification Source(s)	1.01.11.11.11.11.11			Harns CAD		Harris CAD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	i +(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustmen
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Concessions	1111111	Cash;0	İ	Conv,0		Listing,0	
Date of Sale/Time	(1/14/19/2019	s07/13;c05/13		s03/14.c02/14	4	Active	-20,00
Location	B;Res;	B;Res:		B;Res,		B.Res,	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7500 sf	6600 sf	+30 000		+30 000	7500 sf	
View	B;Res:	B:Res:	1,00,000	B.Res.		B Res	
Design (Style)	DT2 0;Trad	DT2 0;Trad		DT2 0 Trad		DT2 0 Trad	
		Q3		Q3		Q3	
Quality of Construction	Q3		+35 000		+75 000		+75,0
Actual Age	0	6	· · · · · · · · · · · · · · · · · · ·				- T73,U
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Basemeni & Finished Rooms Below Grade	Osf	0sf		Osf		Osf	
Functional Utility	Average	Average	e esercia di ancionalità	Average		Average	
Healing/Gooling	Central HVAC	Central HVAC		Central HVAC		Central HVA	
Energy Efficient Items	Typical	Typical	 	Typical		Typical	
	2gd2dw	2ad2dw		2ga3dw		2qd1cp2dw	-3.0
Garage/Carport				Porch/Patro	_ 	PorctyPatio	*3.0
Porch/Patio/Oack	Porch/Patio	Porch/Patio		None	.50.000		+50.00
Other	GmRm Abv Ga				+50 000		73U,U
Pool	None	Pool	-50 000	None		None	
		1 (-) . 33			- 404 000		
Net Adjustment (Total)	and the the same	<u> </u>	\$ -10.200		- \$ 131 000		· \$ 131.90
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of Comparables		Gross Adj. 12.5 %					6% \$ 1,088,90
Report the results of the researc							
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Freddle Mac Form 70 March 2005

UAD Version 9/2011

Fannie Mae Form 1004 March 2005

Market Conditions Addendum to the Appraisal Report Rie No. 148157 The purpose of this addendum is to provide the lender/ottent with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. State TX Property Address 901 Heights Blvd City Houston ZIP Code 77008 Bottower Ryan Strickland Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is avaitable and reliable and must provide analysis as indicated below. Il any required data is unavaitable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below, it it is available, however, the appraiser must include the data in the analysis. It data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identity it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraisal must explain any anomalies in the data, such as seasonal markets, new construction, foreologies, etc. Prior 7-12 Months Prior 4-6 Months Current - 3 Months Inventory Analysis Cyarall Trend Total # of Comparable Sales (Settled) Stable Declinion 28 8 Increasing Absorption Rate (Total Sales/Months) 4 33 267 167 Increasing Stable Declining Total # of Comparable Active Listings 21 19 Decining Stable horeasing 6 kıcreasing Months of Housing Supply (Total Listings/Ab.Rate) 114 Declining Stable 4.8 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Median Comparable Sale Price 890,000 830,000 1,075,000 Increasing Stable Median Comparable Sales Days on Market Declining Stable 18 42 increasing 6 Median Comparable List Price 897 000 Increasing Stable Declining 845 000 1 075 000 Median Comparable Listings Days on Market Decilning Stable Unavailable Uravailable Unavailable Increasing Median Sale Price as % of List Price 99% 98% 100% Increasing Stable Declining 4 Yes Statie Increasing Seller-(developer, builder, etc.)paid thrancial assistance prevalent? No Declining Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions Increased from 3% to 5%, increasing use of buydowns, closing costs, condo lees, options, etc.). Over the previous 12 months, typical seller concessions for comparable sales from within the subject's neighborhood boundaries have a range of 1 to 3 points depending on the motivation of the buyer and selfer. Typically, selfer concessions area applied toward the buyers closing costs as part of the negotiation of sale. Are toreclosure sales (REO sales) a factor in the market? 🗍 Yes 🔝 No 🔠 yes, explain (including the trends in listings and sales of foreclosed properties). As a result of the 2008 mortgage meltdown and subsequent economic recession the amount of foreclosures surged across the nation in record numbers, but most areas in and around the subject have since recovered. According to the Houston MLS, of the 39 sold transactions surveyed during the previous twelve months were noted as to reclosures. Therefore, to reclosure sales are not considered to have a negative impact on the area within the subject's neighborhood as compared to the previous 12 month period Cite data sources for above information. Houston MLS and County Tax Records. Those sections above marked "unavailable" represent areas that the Houston MLS does not have rehable data Summarize the above information as support for your conclusions in the Narphborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Based on the statistical analysis provided above the subject's current overall marketing conditions are appear to be increasing. The median per square foot sales prices for the above analysis are 7-12 months - \$259.71, 4-6 months - \$258.55, 3 months - Current - \$287.59 if the subject is a unit in a condominium or cooperative project, complete the following: Project Name: N/A Subject Project Data Prior 7-12 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable NVA N/A N/A Declining Absorption Rate (Total Sales/Months) i Declining N/A N/A N/A Increasing | | Stable Total # of Active Comparable Listings NA MA N/A Declinion Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) N/A N/A NVA ☐ Declining ☐ Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties Summarize the above trends and address the impact on the subject unit and project. N/A

Form 1004MC2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-At AMODE

Page 1 of 1

Signatura Supervisory Bank

Company Na

ompany Address

State TX

Signaturo

Appraiser Name

Company Name

Hendri

State License/Certification # TX-1338177-G

Email Address ahendrix79@gmail com

Freddie Mac Form 71 March 2009

Scor Stephens & Associates, Inc.

Associate

Α

12723 Woodforest Bivd, Houston, TX 77015

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Email Addiess sstephens@stephensappraisals.com

Stephens, MAI President

Fannie Mae Form 1004MC March 2009

State TX

12723 Woodforest Blvd, Houston, 1X 77015

Scott Stephens & Associates Inc.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or up/keep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appilances, floor coverings, HVAC, etc.) and is being well maintained, its estimated effective age is less than its actual age, it also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Ø.

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high-level of workmanship and exceptionally high-quality high-quality high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

02

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UAD Version 9/2011 (Updated 1/2014)

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Qŧ

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not ilmited to, new homes.

Residential properties of lifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation		Fields Where This Abbreviation May Appear
4	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions Design (Style)
AT	Attached Structure Beneficial	Location & View
<u>B</u>	Bathroom(s)	Basement & Finished Rooms Below Grade
ba	Bedroom Bedroom	Basement & Finished Rooms Below Grade
br BsyRd	Busy Road	Location Location
C C	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
8	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
qd	Detached Garage	Garage/Carport
GifCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
HEO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rΓ	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
mpa	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time Sale or Financing Concessions
VA	Veterans Administration	Date of Sale/Time
W	Withdrawn Date	Basement & Finished Rooms Balow Grade
W0	Walk Out Basement	View
Woods	Woods View	View
Wtr	Water View	Location
WtrFr	Water Frontage	Basement & Finished Rooms Below Grade
WU	Walk Up Basement	Describent of Litterion United Scient Crang

UAD Version 9/2011 (Updated 1/2014)

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operty Address ty	901 Heights Bivd	unity Harris State TX Zip Code 77008
Y nder	MidSouth Bank	ming tracity store (7) by code (7) CO
APPRAIS	SAL AND REPORT IDENTIFICATIO	N
This Report	is <u>one</u> of the following types:	,
AppraJsa	A Report (A written report prepared under Standards R	tule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricte Appraise	(A written report prepared under Standards R Il Report restricted to the stated intended use by the spi	tule 2-2(b) , pursuant to the Scupe of Work, as disclosed elsewhere in this report, ecified client or intended user.)
Commen	ts on Standards Rule 2-3	
— The statemen — The reported analyses, opinion — Unless otherv — Unless otherv	is, and conclusions. Vise indicated, I have no present or prospective interest in the prog	ed assumptions and limiting conditions and are my personal, impartial, and unbiased professional perty that is the subject of this report and no personal interest with respect to the parties involved any other capacity, regarding the property that is the subject of this report within the three-year
 I have no bias My engagement My compensation, the amount My analyses, a effect at the tin Unless other 	with respect to the property that is the subject of this report or the ort in this assignment was not contingent upon developing or repo- sition for completing this assignment is not contingent upon the de at of the value opinion, the attainment of a stipulated result, or the opinions, and conclusions were developed, and this report has be no this report was prepared. wise indicated, I have made a personal inspection of the property it	orling predetermined results. Evelopment or reporting of a predeterminad value or direction in value that favors the cause of the courrence of a subsequent event directly related to the intended use of this appraisal. Even prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were
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Comm	ents	Fie No. 14815	57

Borrowet/Client	Ryan Strickland			
Property Addre	ss 901 Heights Blvd			
City	Houston	County Harris	State TX	Zip Code 77008
Lender	MidSouth Bank		. =	

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Practice. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in my file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the current market value of the subject property for cash or the equivalent.

INTENDED USE AND INTENDED USER OF THE APPRAISAL

The intended use of this appraisal is to provide an objective value opinion in a normal marketing time for the intended user: MidSouth Bank.

COMPETENCY PROVISION

This appraisal report was completed by Scott P Stephens, MAI and Mr. Allen R. Hendrix, who have appraised many properties similar to the subject. Mr. Stephens and Mr. Hendrix are both state certified general real estate appraisers and are current with the educational requirements of the State of Texas. Mr. Stephens is current with the educational requirements of the Appraisal Institute.

DEFINITION OF MARKET VALUE

Market Value means: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration of the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Sources: OCC Regulations, No. 12-CFR-Subpart C-34.42(g)
Title XI of the FIRREA Act of 1989.

HIGHEST & BEST USE

The highest and best use of the subject property as vacant and as improved is for single-family residential development. Highest and Best Use is determined by the following four test: legally permissibility, physically possibility, financial feasibility, and maximum productivity.

APPRAISERS NOTE / METHODOLOGY

This real estate appraisal makes no guarantee that the subject property is free from any defects. Owners or buyers need to secure their own home inspections through the services of a qualified inspector or engineer in order to satisfy themselves about the over-all condition of the subject property.

The subject's site is improved with an older single-family home and three-car garage with garage apartment. These improvements are considered to be at the end of their economic life. The garage/apt is to be razed and a portion of the older home is being incorporated into a new single-family home. Typically, due to the Houston Heights being 100% built-out, new construction is almost always preceded by an older

Comparative Market Analysis

Prepared especially for:

Ryan Strickland

For property at:

901 Heights Houston, TX 77008





Brought to you by:

James Krueger Krueger Real Estate 3320 Jackson St Houston, TX 77004 (713)364-4003



Report Created On: 10/28/2014

Ryan Strickland 901 Heights Houston, TX 77008

Ryan Strickland

I appreciate the opportunity to provide you with a Comparative Market Analysis for your property. Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with the 'competition'.

The following pages contain descriptions of each property whether it is currently available for sale, recently sold, or was listed but did not sell. A short description of each property is provided, followed by a summary table of each property's key features, which allows you to easily compare the features of your property with others in your area.

Your property may have special features or improvements that could substantially affect the price range in which it should be listed. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

Please give me a call if you have any questions or would like any additional information. I look forward to working with you and selling your property quickly.

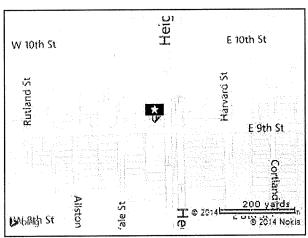
Sincerely,

James Krueger Krueger Real Estate

901 Heights Houston, TX 77008



Building Sq Ft : 1,260
Year Built : 1910
Lot Size : 7,500
Pool - Private : No



Notes: Subject Property is on a main thoroughfare that potentially has commercial viability as a professional office.

Active Property Profile

208 East 8th St



Sub: Houston Heights

LP: \$549,000

SqFt: 1380/Seller

LP/SF: \$397.83

Year Built: 1906/Appraisal District

Stories: 1

SP/LP%: 0.00

Lot Size: 3000/Appraisal District

Bedrooms: 2/3

DOM: 18

Garage: 0/

Bathrooms: 3/0

Pool:

Charming 2/2 bungalow with an add-on studio & bath is located in the heart of the historic Houston Heights, zoned to Harvard Elem & close to the hike & bike trails. This 1906 home has been fully restored & features high ceilings, extensive trim woodwork, new doors, lots of natural light, new SS appliances, new electric gate, back alley access, private studio/bedroom addition w/coffee bar can be rented, new 20-yr composition roof, new water heater, new furnace & A/C units, freshly paint & MUCH MORE!

Sold Property Profile

716 ARLINGTON



Sub: HOUSTON HEIGHTS

LP: \$575,000

SP: \$565,000

SqFt: 1387/Appraisal District

LP/SF: \$414.56

SP/SF: \$407.35

Year Built: 1920/Appraisal District

Stories:

SP/LP%: 0.98

Lot Size: 6600/Appraisal District

Bedrooms:

DOM: 4

Garage: 0/

Bathrooms: 2/0

Pool:

Located on a premier street in the historic Houston Heights, this home is located close to Harvard Elementary School and Donovan Park. Nicely Updated with large enough yard for a pool and back alley access.

818 ALLSTON



Sub: HOUSTON HEIGHTS

LP: \$749,000

SP: \$725,000

SqFt: 1390/Appraisal District

LP/SF: \$538.85

SP/SF: **\$521.58**

Year Built: 1920/Appraisal District

Stories: '

SP/LP%: 0.97

Lot Size: 6600/Appraisal District

Bedrooms: 2/

DOM: 41

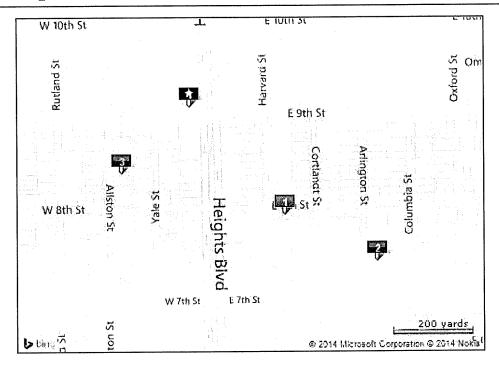
Garage: 2/Detached Garage

Bathrooms: 2/2

Pool:

HCAD does not have total SQ. Guest home is 1174 of sq. per= seller This story book 1930's property has been added to & modified over the years. Totally updated to 2014 standards + heated pool & spa. There is also a cozy guest house that has two separate apartments. The grounds are well manicured and fully fenced. Owner has been here 13 yrs, and has a listed of improvements. Tasteful selections, timeless touches, lots of light, high ceilings, fresh paint, crisp & clean.

Property Map



#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	YВ	DOM
*	901 Heights					1260	7500	1.	1910	
1	208 East 8th St	Active	\$549,000	\$549,000	\$397.83	1380	3000	2/3.0	1906	18
2	716 ARLINGTON	Sold	\$575,000	\$575,000	\$407.35	1387	6600	3/2.0	1920	4
3	818 ALLSTON	Sold	\$765,000	\$749,000	\$521.58	1390	6600	2/2.2	1920	41

Active Comparable Properties

901 Heights

208 East 8th St





NΛ	10#
IVI	15#

Original List Price

List Price

Sales Price

Closing Date

Building Sq Ft

1,260

1,380

Adj:

8248187 \$549,000

\$549,000

1906

(\$24,000)

Lot Size

Year Built

7,500

1910

3,000 Adj:

\$225,000

Pool - Private

No

\$201,000

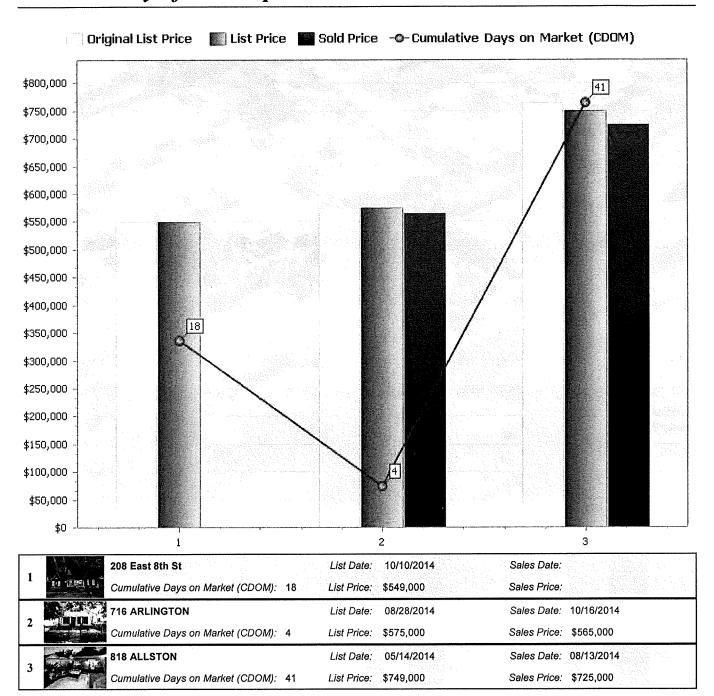
Net Adjustments **Adjusted Price**

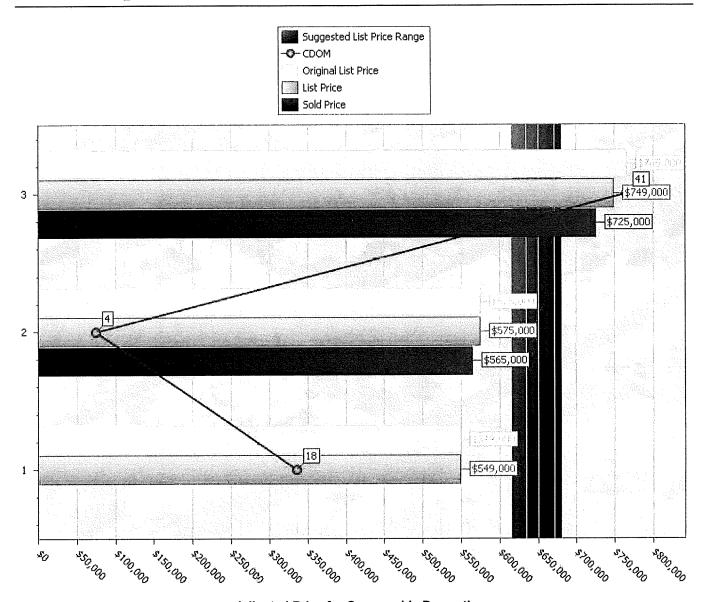
\$750,000

Sold Comparable Properties

	901 Heights	716 ARLIN	IGTON	818 ALI	STON
MIs#		98076239	8671	8673	
Original List Price		\$575,000	\$765	5,000	
List Price		\$575,000	\$749	,000	
Sales Price		\$565,000	\$725	5,000	
Closing Date		10/16/2014	8/13	/2014	
Building Sq Ft	1,260	1,387	1,39	0	
Year Built	1910	Adj: 1920	(\$25,400) 1 92 0	Adj:)	(\$26,000)
Lot Size	7,500	6,600	6,60	0	
Pool - Private	No	Adj: N	\$45,000 Y	Adj:	\$45,000
				Adj:	(\$30,000)
Net Adjustments			\$19,600		(\$11,000)
Adjusted Price			\$584,600		\$714,000

Price History of All Properties





Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties: adjusted list price for all others)

High Price: \$714,000 Average Price: \$649,000

Low Price: \$584,600 **Median Price:** \$649,300

Suggested Price for Subject Property: \$616,550 - \$681,450

Pricing Analysis

General Facts about Pricing

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Comparable Properties

#	Address	Status	SqFt A	dj \$/SqFt	Price	Adj	Adj Price
1	208 East 8th St	Active	1,380	\$543	\$549,000	\$201,000	\$750,000
2	716 ARLINGTON	Sold	1,387	\$421	\$565,000	\$19,600	\$584,600
3	818 ALLSTON	Sold	1,390	\$514	\$725,000	(\$11,000)	\$714,000
					High Adjus	ted Price:	\$714,000
					Low Adjus	ted Price:	\$584,600
					Average Adjus	ted Price:	\$649,000
					Median Adjus	ted Price:	\$649,300

Suggested Range for 901 Heights:

\$616,550 - \$681,450

208 East 8th St



List Price: \$549,000

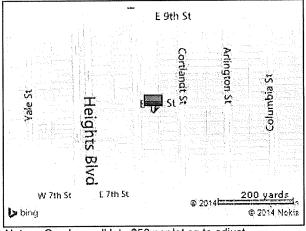
Sales Price:

Building Sq Ft: 1,380

Year Built: 1906

Lot Size: 3,000

Pool - Private: N



Remarks: Charming 2/2 bungalow with an add-on studio & bath is located in the heart of the historic Houston Heights, zoned to Harvard Elem & close to the hike & bike trails. This 1906 home has been fully restored & features high ceilings, extensive trim woodwork, new doors, lots of natural light, new SS appliances, new electric gate, back alley access, private studio/bedroom addition w/coffee bar can be rented, new 20-yr composition roof, new water heater, new furnace & A/C units, freshly paint & MUCH MORE!

Notes: Overly small lot. \$50 per lot sq to adjust.

716 ARLINGTON

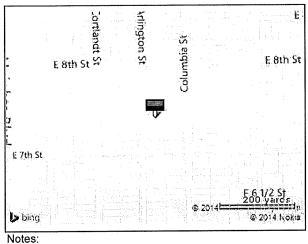


List Price: \$575,000 Sales Price: \$565,000 Building Sq Ft: 1,387

Year Built : 1920

Lot Size : 6,600

Pool - Private: N



Remarks: Located on a premier street in the historic Houston Heights, this home is located close to Harvard Elementary School and Donovan Park. Nicely Updated with large enough yard for a pool and back alley access.

818 ALLSTON



List Price : \$749,000

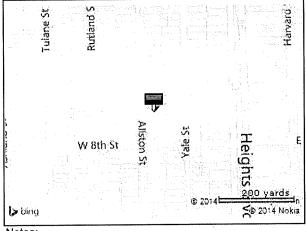
Sales Price: \$725,000

Building Sq Ft: 1,390

Year Built: 1920

Lot Size: 6,600

Pool - Private: Y



Remarks: HCAD does not have total SQ. Guest home is 1174 of sq. per= seller This story book 1930's property has been added to & modified over the years. Totally updated to 2014 standards + heated pool & spa. There is also a cozy guest house that has two separate apartments. The grounds are well manicured and fully fenced. Owner has been here 13 yrs. and has a listed of improvements. Tasteful selections, timeless touches, lots of light, high ceilings, fresh paint, crisp & clean.

Comparative Market Analysis

Prepared especially for:

Ryan Strickland

For property at:

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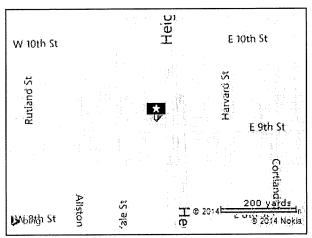
Sincerely,

James Krueger Krueger Real Estate

901 Heights Houston, TX 77008



Building Sq Ft : 1,700 Lot Size : 7,500 Year Built : 1910



Notes: Subject Property is on a main thoroughfare that potentially has commercial viability as a professional office.

Sold Property Profile

619 Cortlandt St



 Sub: Houston Heights
 LP: \$440,000
 SP: \$427,000

 SqFt: 1500/Appraisal District
 LP/SF: \$293.33
 SP/SF: \$284.67

Year Built: 1924/Appraisal District Stories: 1 SP/LP%: 0.97

Lot Size: 4884/Appraisal District Bedrooms: 3/ DOM: 0

Garage: 0/ Bathrooms: 2/0 Pool:

Stunning gem in the heart of the Houston Heights! Sellers have completely remodeled the master bathroom, updated the master bedroom, kitchen, secondary bathroom and other areas. The updates are couples with period details and a well appointed floor plan. As you enter you are greeted by a warm living room open to a gorgeous dining room with a rustic chandelier and gleaming hardwood floors. The lush back yard offers plenty of space and alley access for additional parking. Zoned to Harvard Elem!

624 ARLINGTON ST



 Sub:
 HOUSTON HEIGHTS
 LP: \$469,900
 SP: \$480,500

 SqFt:
 1946/Appraisal District
 LP/SF: \$241.47
 SP/SF: \$246.92

Year Built: 1920/Appraisal District Stories: 2 SP/LP%: 1.02

Lot Size: 3285/Appraisal District Bedrooms: 3/ DOM: 38

Garage: 0/ Bathrooms: 2/0 Pool:

Wonderful Houston Historic Heights home totally renovated in great location with nice front lot! Right off of hike and bike trail, near trendy dining and bars in the heartbeat of the Heights. Clean well-kept bright and spacious house with extras such as very spacious pantry and utility room and extra room upstairs. Double insulated windows, 9 1/2 ft ceilings, crown molding, oak floors, new doors triple lined with safety locks, neutral paint, updated appliances!

615 East 8TH ST



Sub: TEN TWELVE HEIGHTS BLVD PATI LP: \$575,000 SP: \$575,000

SqFt: 1614/Appraisal District LP/SF: \$356.26 SP/SF: \$356.26

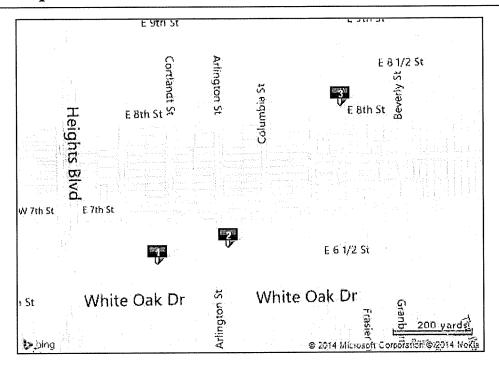
Year Built: 1920/Appraisal District Stories: 1 SP/LP%: 1.00

Lot Size: 6250/Appraisal District Bedrooms: 3/ DOM: 9

Garage: 0/ Bathrooms: 3/0 Pool:

This home was featured in the 2007 Heights Home Tour!The home is an updated and expanded bungalow that maintains vintage charm while offering incredible amenities and outdoor living space! Recessed lighting on dimmers throughout, period hardwoods (original and reclaimed), fantastic natural light, 3 bedrooms and 3 full baths. The backyard offers wood decking and a unique outdoor room crafted from materials imported from Bali. Zoned to much sought after Harvard Elementary.

Property Map

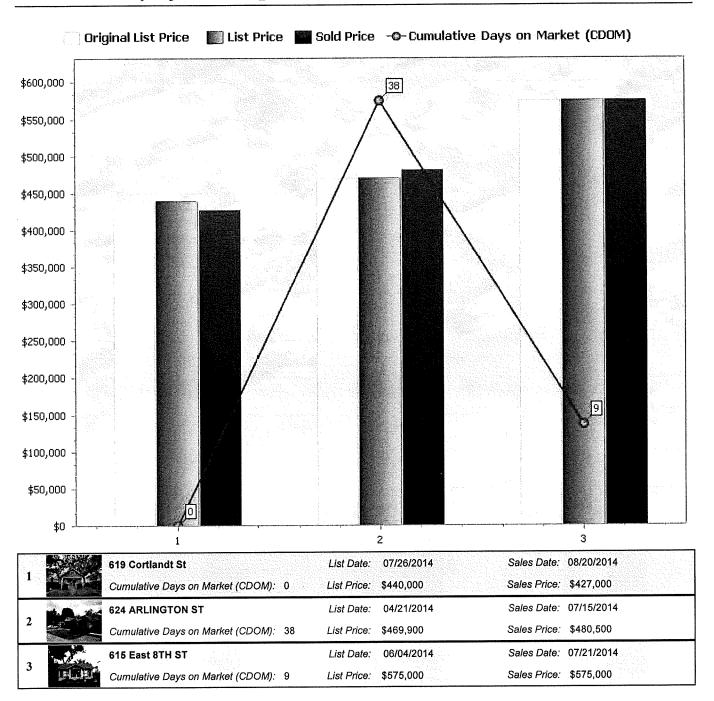


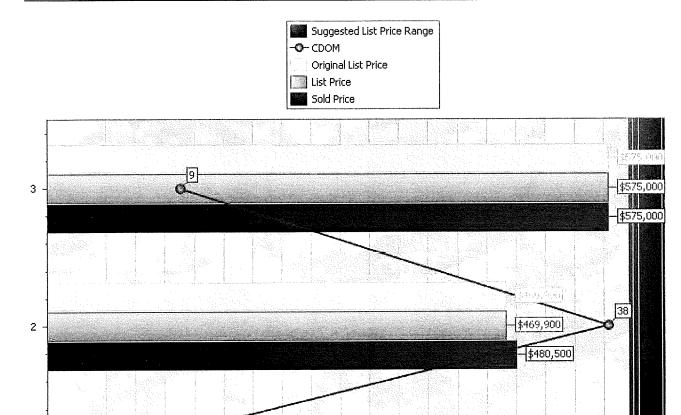
#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	YB	DOM
*	901 Heights					1700	7500	1.	1910	
1	619 Cortlandt St	Sold	\$440,000	\$440,000	\$284.67	1500	4884	3/2.0	1924	0
2	624 ARLINGTON ST	Sold	\$469,900	\$469,900	\$246.92	1946	3285	3/2.0	1920	38
3	615 East 8TH ST	Sold	\$575,000	\$575,000	\$356.26	1614	6250	3/3.0	1920	9

Sold Comparable Properties

	901 Heights	619 Cortla	andt St	624 ARLIN	GTON ST	615 Eas	t 8TH ST
		(10 m)				**************************************	
MIs#		47430384		39641522		56324487	
Original List Price		\$440,000		\$469,900		\$575,000	
List Price		\$440,000		\$469,900		\$575,000	
Sales Price		\$427,000		\$480,500		\$575,000	
Closing Date		8/20/2014		7/15/2014		7/21/2014	
Building Sq Ft	1,700	1,500		1,946		1,614	
Lot Size	7,500	Adj: 4,884	\$28,000	Adj: 3,285	(\$34,440)) 6,250	
Year Built	1910	Adj: 1924	\$130,800	Adj: 1920	\$210,750) Adj: 1920	\$62,500
Net Adjustments			\$158,800)	\$176,310)	\$62,500
Adjusted Price			\$585,800)	\$656,810)	\$637,500

Price History of All Properties





Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties: adjusted list price for all others)

High Price: \$656,810

Average Price: \$627,000

Low Price: \$585,800

Median Price:

\$637,500

\$440,000

Suggested Price for Subject Property: \$595,650 - \$658,350

\$5,0,000

Pricing Analysis

General Facts about Pricing

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Comparable Properties

#	Address	Status	SqFt	Adj \$/SqFt	Price	Adj	Adj Price
1	619 Cortlandt St	Sold	1,500	\$391	\$427,000	\$158,800	\$585,800
2	624 ARLINGTON ST	Sold	1,946	\$338	\$480,500	\$176,310	\$656,810
3	615 East 8TH ST	Sold	1,614	\$395	\$575,000	\$62,500	\$637,500
					High Adju	sted Price:	\$656,810
					Low Adju	sted Price:	\$585,800
					Average Adju	sted Price:	\$627,000
					Medjan Adju	sted Price:	\$637,500

Suggested Range for 901 Heights:

\$595,650 - \$658,350

619 Cortlandt St



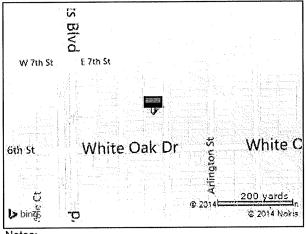
List Price: \$440,000

Sales Price: \$427,000

Building Sq Ft: 1,500

Lot Size: 4,884

Year Built: 1924



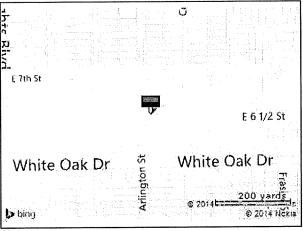
Remarks: Stunning gem in the heart of the Houston Heights! Sellers have completely remodeled the master bathroom, updated the master bedroom, kitchen, secondary bathroom and other areas. The updates are couples with period details and a well appointed floor plan. As you enter you are greeted by a warm living room open to a gorgeous dining room with a rustic chandelier and gleaming hardwood floors. The lush back yard offers plenty of space and alley access for additional parking. Zoned to Harvard Elem!

624 ARLINGTON ST



List Price : \$469,900 Sales Price : \$480,500 Building Sq Ft : 1,946 Lot Size : 3,285

Year Built: 1920



Remarks: Wonderful Houston Historic Heights home totally renovated in great location with nice front lot! Right off of hike and bike trail, near trendy dining and bars in the heartbeat of the Heights. Clean well-kept bright and spacious house with extras such as very spacious pantry and utility room and extra room upstairs. Double insulated windows, 9 1/2 ft ceilings, crown molding, oak floors, new doors triple lined with safety locks, neutral paint, updated appliances!

615 East 8TH ST



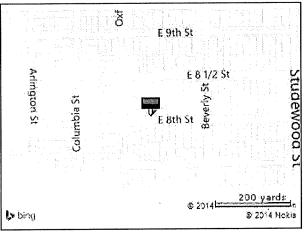
List Price : \$575,000

Sales Price: \$575,000

Building Sq Ft: 1,614

Lot Size : 6,250

Year Built: 1920



Remarks: This home was featured in the 2007 Heights Home Tour!The home is an updated and expanded bungalow that maintains vintage charm while offering incredible amenities and outdoor living space! Recessed lighting on dimmers throughout, period hardwoods (original and reclaimed), fantastic natural light, 3 bedrooms and 3 full baths. The backyard offers wood decking and a unique outdoor room crafted from materials imported from Bali. Zoned to much sought after Harvard Elementary.

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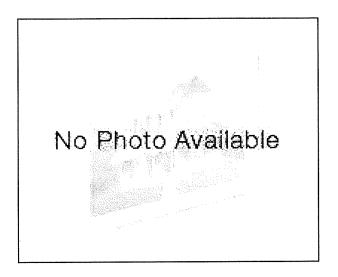
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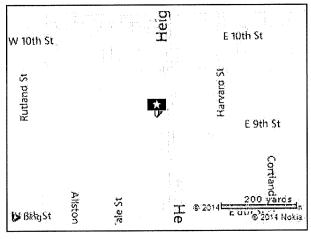
Sincerely,

James Krueger Krueger Real Estate

901 Heights Blvd Houston, TX 77008



Building Sq Ft : 3,719 Lot Size : 7,500 Year Built : 2015



Sold Property Profile

938 COLUMBIA ST



 Sub:
 HOUSTON HEIGHTS
 LP:
 \$992,000
 SP:
 \$1,000,000

 SqFt:
 3169/Appraisal
 LP/SF:
 \$313.03
 SP/SF:
 \$315.56

Year Built: 2001/Appraisal District Stories: 2 SP/LP%: 1.01

Lot Size: 6600/Appraisal District Bedrooms: 3/ DOM: 6

Garage: 2/Detached Garage Bathrooms: 2/1 Pool:

This stately brick Italianate will not last long on prestigious Columbia St. Open floor plan, large granite kitchen looks to spacious family room with custom builtins. Study down in addition to 3 bedrooms up. The master suite is exquisite with sitting area and fireplace. Oak floors, double porches. The backyard is an oasis with professionally installed pond, lovely pergola covered with climbing roses. Fully fenced front yard. Walk to Harvard Elementary and fine dining. Guest parking a plus.

830 Ashland



Sub: **Houston Heights** LP: **\$1,100,000** SP: **\$999,000**

 SqFt:
 3349/Appraisal District
 LP/SF:
 \$328.46
 SP/SF:
 \$298.30

Stories: 2

Lot Size: 5550/ Bedrooms: 4/5 DOM: 74

Garage: 2/Attached Garage Bathrooms: 4/0 Pool:

LEED GOLD CERTIFICATION Houston Heights Custom Home. Built by Unika Homes, LP. in 2011. Superb Quality. Open concept living with Study, full bath and Flex Room downstairs.Interior 3-panel sliding doors by The Sliding Door. Quartz Silestone counters. Upgraded Jennaire professional Appliances. Reclaimed Maple Wood floors throughout. Four bedrooms up with 3 full baths. Study downstairs could be 5th bedroom. Huge back porch overlooking full sized backyard. Beautiful contemporary finishes throughout.

Year Built: 2011/Appraisal District

920 COLUMBIA ST



Sub: **HOUSTON HEIGHTS** LP: \$1,175,000 SP: \$1,175,000

SqFt: 3652/Appraisal District LP/SF: \$321.74 SP/SF: \$321.74

Year Built: 2007/Appraisal District Stories: 2 SP/LP%: 1.00

Lot Size: 6600/Appraisal District Bedrooms: 4/5 DOM: 0

Garage: 2/Detached Garage Bathrooms: 3/1 Pool:

This stunning neoclassical home is built by Whitestone and designed by Creole. The elegant exterior features Corinthian columns, wrought iron railing, and brick steps, chimney and skirting. The unparalleled interior finishes include an arched ceiling in the foyer, marble inlay on the entry floor, 3-piece crown molding, antique oak floors, antique banister, block paneling throughout house. Kitchen features a sizable marble island and stainless appliances. Huge formals, large butler's pantry and master down!

SP/LP%: 0.91

Sold Property Profile

619 E. 10 1/2 ST.



Sub: **STUDE 2** LP: **\$1,175,000** SP: **\$1,095,000**

SqFt: 4085/Appraisal District LP/SF: \$287.64 SP/SF: \$268.05

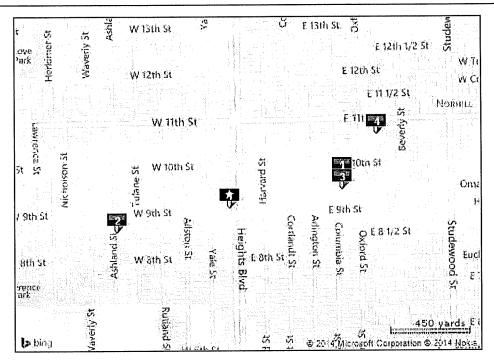
Year Built: 2006/Appraisal District Stories: 2 SP/LP%: 0.93

Lot Size: 6250/Appraisal District Bedrooms: 3/4 DOM: 45

Garage: 3/Attached Garage, Tandem Bathrooms: 3/1 Pool:

Fabulous 3/4 bdrm home located in the heart of The Heights. Boasting over 4000 sf this home has it all. Wood floors thruout, formal dining & living rooms,300 bottle wine closet,granite countertops,oversized island kitchen w/Viking stove-oven. Oversized walk-in master closet features custom blt-ins. Home offers large bkyd (pool drawings/estimate available),front & rear patio space & 3 car garage. Located on family friendly street within walking distance to several popular Heights restaurants.

Property Map



#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	ΥB	DOM
*	901 Heights Blvd		2000 000 000 000 000 000 000 000 000 00			3719	7500	1.	2015	
1	938 COLUMBIA ST	Sold	\$992,000	\$992,000	\$315.56	3169	6600	3/2.1	2001	6
2	830 Ashland	Sold	\$1,100,000	\$1,100,000	\$298.30	3349	5550	4/4.0	2011	74
3	920 COLUMBIA ST	Sold	\$1,175,000	\$1,175,000	\$321.74	3652	6600	4/3.1	2007	0
4	619 E. 10 1/2 ST.	Sold	\$1,175,000	\$1,175,000	\$268.05	4085	6250	3/3.1	2006	45

Sold Comparable Properties

	901 Heights Blvd	938 COLU	JMBIA ST	830 Ashland		920 COLI	JMBIA ST
	No Photo Available						
MIs#		51495257		80258087	7	69537904	
Original List Price		\$992,000		\$1,100,00	00	\$1,175,000	
List Price		\$992,000		\$1,100,00	00	\$1,175,000	
Sales Price		\$1,000,000		\$999,000		\$1,175,000	
Closing Date		7/3/2014		10/8/2014	4	6/9/2014	
Building Sq Ft	3,719	3,169		3,349		3,652	
Lot Size	7,500	Adj: 6,600	\$82,500	5, 550	lj: \$55,000	6,600	
Year Built	2015	Adj: 2001	\$45,000	2011	lj: \$97,500	2007	
Net Adjustments			\$127,500	•	\$152,500)	\$
Adjusted Price			\$1,127,500	•	\$1,151,500)	\$1,175,00

Sold Comparable Properties

901 Heights Blvd

619 E. 10 1/2 ST.

No Photo Available



MIs#	95774860
Original List Price	\$1,175,000
List Price	\$1,175,000
Sales Price	\$1,095,000
Closing Date	6/20/2014

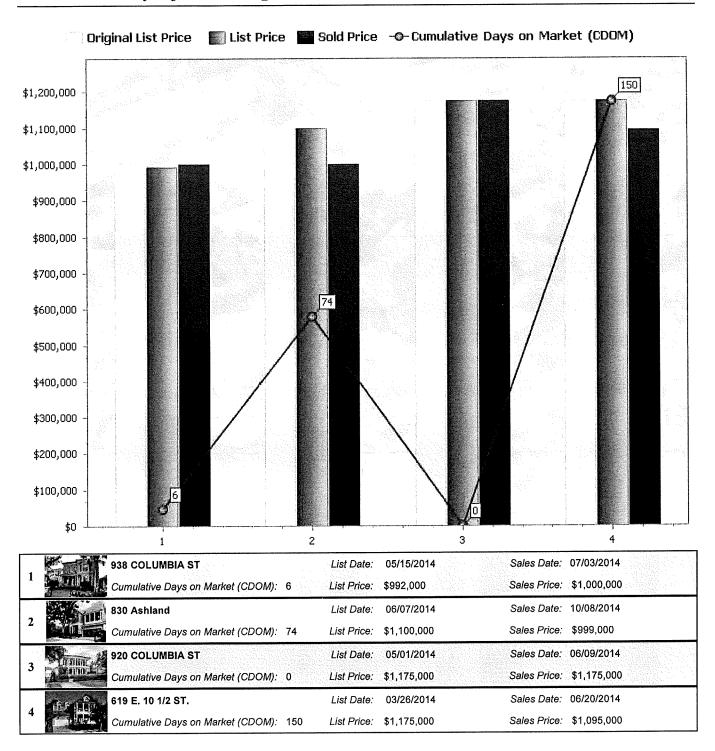
Building Sq Ft	3,719	4,085
----------------	-------	-------

Year Built

Lot Size	7,500	Adj: 6,250	(\$54,900)
Year Built	2015	2006	

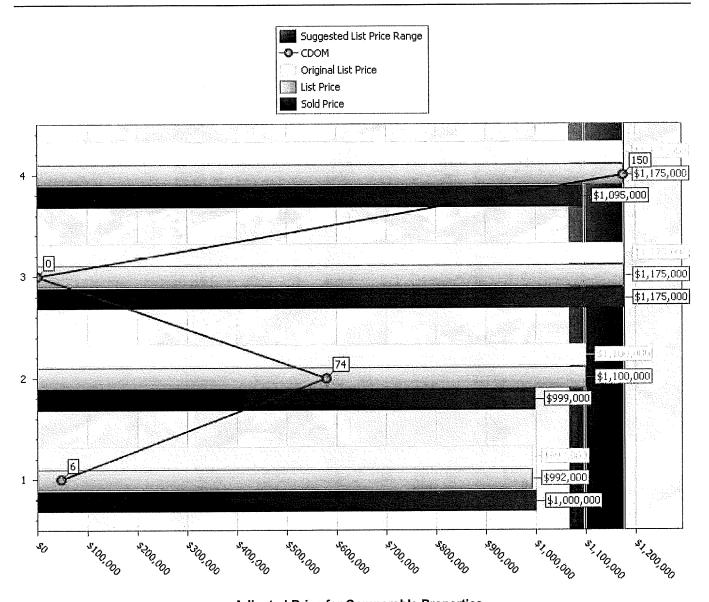
Net Adjustments	(\$54,900)
, tot , tayout	, , ,

Price History of All Properties



ATTACHMENT A

Price Comparison



Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties: adjusted list price for all others)

High Price: \$1,175,000

Average Price: \$1,124,000

Low Price: \$1,040,100

Median Price:

\$1,139,500

Suggested Price for Subject Property: \$1,067,800 - \$1,180,200

Pricing Analysis

General Facts about Pricing

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

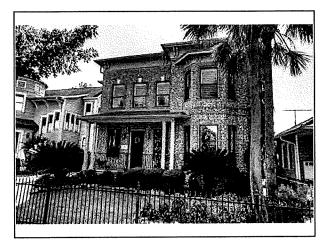
A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Comparable Properties

#	Address	Status	SqFt /	kdj \$/SqFt	Price	Adj	Adj Price
1	938 COLUMBIA ST	Sold	3,169	\$356	\$1,000,000	\$127,500	\$1,127,500
2	830 Ashland	Sold	3,349	\$344	\$999,000	\$152,500	\$1,151,500
3	920 COLUMBIA ST	Sold	3,652	\$322	\$1,175,000	\$0	\$1,175,000
4	619 E. 10 1/2 ST.	Sold	4,085	\$255	\$1,095,000	(\$54,900)	\$1,040,100
					High Adju	sted Price:	\$1,175,000
		Low Adjusted Price		sted Price:	\$1,040,100		
					Average Adjusted Price:		\$1,124,000
					Median Adjusted Price:		\$1,139,500

Suggested Range for 901 Heights Blvd: \$1,067,800 - \$1,180,200

938 COLUMBIA ST



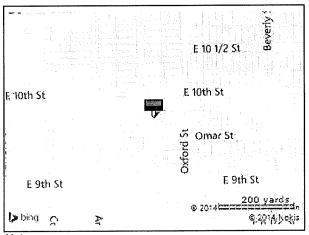
List Price: \$992,000

Sales Price: \$1,000,000

Building Sq Ft: 3,169

Lot Size : 6,600

Year Built: 2001



Remarks: This stately brick Italianate will not last long on prestigious Columbia St. Open floor plan, large granite kitchen looks to spacious family room with custom builtins. Study down in addition to 3 bedrooms up. The master suite is exquisite with sitting area and fireplace. Oak floors, double porches. The backyard is an oasis with professionally installed pond, lovely pergola covered with climbing roses. Fully fenced front yard. Walk to Harvard Elementary and fine dining. Guest parking a plus.

Notes:

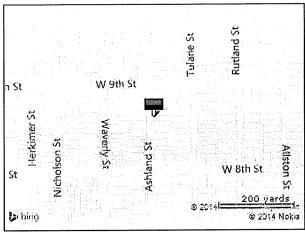
830 Ashland



List Price : \$1,100,000 Sales Price : \$999,000

Building Sq Ft: 3,349

Lot Size: 5,550 Year Built: 2011



Remarks: LEED GOLD CERTIFICATION Houston Heights Custom Home. Built by Unika Homes, LP. in 2011. Superb Quality. Open concept living with Study, full bath and Flex Room downstairs.Interior 3 -panel sliding doors by The Sliding Door. Quartz Silestone counters. Upgraded Jennaire professional Appliances. Reclaimed Maple Wood floors throughout. Four bedrooms up with 3 full baths. Study downstairs could be 5th bedroom. Huge back porch overlooking full sized backyard. Beautiful contemporary finishes throughout.

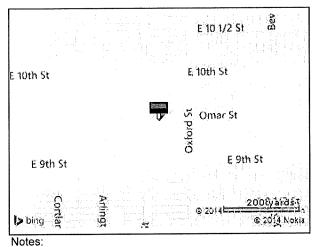
Notes:

920 COLUMBIA ST



List Price : \$1,175,000 Sales Price : \$1,175,000 Building Sq Ft : 3,652

> Lot Size: 6,600 Year Built: 2007



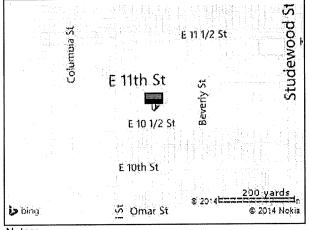
Remarks: This stunning neoclassical home is built by Whitestone and designed by Creole. The elegant exterior features Corinthian columns, wrought iron railing, and brick steps, chimney and skirting. The unparalleled interior finishes include an arched ceiling in the foyer, marble inlay on the entry floor, 3-piece crown molding, antique oak floors, antique banister, block paneling throughout house. Kitchen features a sizable marble island and stainless appliances. Huge formals, large butler's pantry and master down!

619 E. 10 1/2 ST.



List Price : \$1,175,000 Sales Price : \$1,095,000 Building Sq Ft : 4,085

> Lot Size: 6,250 Year Built: 2006



Remarks: Fabulous 3/4 bdrm home located in the heart of The Heights. Boasting over 4000 sf this home has it all. Wood floors thruout, formal dining & living rooms,300 bottle wine closet,granite countertops,oversized island kitchen w/Viking stove-oven. Oversized walk-in master closet features custom blt-ins. Home offers large bkyd (pool drawings/estimate available),front & rear patio space & 3 car garage. Located on family friendly street within walking distance to several popular Heights restaurants.

Notes:

Archive Report

Created on: Tuesday, October 28, 2014

901 HEIGHTS BL

Cumulative Days On Market (CDOM): 163

Single Family

Current Listing Days On Market (DOM): 163

MLS# 52592240

Office	Agent	Field	Old Value	New Value	Price	Date	DOM
AXRE01*	JKrueg*	ListStatus	pend	closd	\$385,900	05/15/2014	163
SUAN02	bmccreight	OfficeSell	INTL01	AXRE01	\$385,000	05/10/2014	163
SUAN02	bmccreight	AgentSell	ROSSR	JKrueg	\$385,000	05/10/2014	163
INTL01*	ROSSR*	ListStatus	act	pend	\$385,000	04/21/2014	163
SUAN02	bmccreight	ListStatus	pend	act	\$385,000	04/18/2014	160
AXRE01*	JKrueg*	ListStatus	PSHO	pend	\$385,000	04/05/2014	160
AXRE01*	JKrueg*	ListStatus	ор	PSHO	\$385,000	03/20/2014	160
AXRE01*	JKrueg*	ListStatus	act	ор	\$385,000	03/06/2014	160
SUAN02	bmccreight	ListStatus	ор	act	\$385,000	01/03/2014	93
PTXP01*	Wiseman*	ListStatus	act	ор	\$385,000	12/25/2013	98
SUAN02	bmccreight	ListPrice	420000	385000	\$385,000	10/21/2013	33
SUAN02	bmccreight	ListStatus		act	\$420,000	09/18/2013	1

MLS# 7731054

Office	Agent	Field	Old Value	New Value	Price	Date	DOM
SUAN02*	bMccreight*	ListStatus	ор	closd	\$275,000	06/29/2010	46
SUAN02*	bMccreight*	ListStatus	act	ор	\$299,000	06/22/2010	49
KWHM01	ettinger	ListPrice	330000	299000	\$299,000	06/16/2010	43
KWHM01	ettinger	ListStatus		act	\$330,000	05/04/2010	1

^{*} denotes the selling agent and office

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Copyright: MLS Data Copyright © 2003-2014 Houston Realtors Information Service,Inc. All Rights Reserved Suggestions:Email HAR Support:Email Help Desk

DATA NOT VERIFIED/GUARANTEED BY MLS - Obtain signed HAR Broker Notice to Buyer form



#Pics: 8

Listing Broker: SUAN02/BerkshireHathaway **HomeServices Anderson Properties**

Listing Agent: bmccreight/Robert McCreight

Addr: 741 E 11th Street, HoustonTX 77008

Email: bmccreight@yahoo.com

Single-Family

ML

#: 52592240

Status: S

Location: 41 - Houston

000-0012

Sec #: 1

Tax Acc #: 020-227-

LP/SF: \$305.56 SP/LP Ratio: 1.00

LP: \$385,000*

Priced at Lot Value Only: Also For Lease:

No No Mkt Area:

Heights/Greater Heights KM: 493

Zip: 77008 -City: HOUSTON 6911 Country:

State: Texas **United States** Legal: LT 12 BLK 231 HOUSTON HEIGHTS DOM: 163

Year Built: Lot Size: PAR: Y 7500/Appraisal District1910/Appraisal District

Middle: High: Elem: SchDist: 27 - Houston SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY AND CONFIRM AVAILABILITY.

Office Information

Office #: (713)862-0000 Ext:

Request an Appointment Appt #: (713)977-

Fax #: (713)868-3284 PM #: Office Web: http://www.andersonprops.com

Agent Web:

http://www.suzanneandersonproperties.com

7469/Showing Service

Cell Phone: (713)553-4333

Alternate #: # Bedrooms: 2/

Style: Victorian Type: Historic

LotSize: 7500/Appraisal District

Living:

Den: Game Rm: Study:

Stories: 1 ApproxComplete: LotDim:

Dining: Kitchn: Brkfst: ExtraRm: **Description and Room Dimensions**

New Construction: No/ Access: Acres: I 1st Bed: 12x12 2nd Bed: 12x12 3rd Bed: Media:

Builder Name: #FB/HB: 1/0 Utility Rm: 4th Bed: 5th Bed: Gar/Car: Show: Lockbox Front

Garage: 3/Detached Garage Carport: /

FrntDoorFaces: East

Agent Remarks: We have accepted an offer and waiting on checks to go to title on 4/20/2014

Dir: On Heights Blvd on the corner of 9th north of I-10

Dishwasher:

Physical Property Description - Public: Great 7500sf corner lot with house and 3-car garage apartment ready to remodel. Alley access. Seller will do no repairs. House has already been gutted. Plans were submitted with APD and those were approved with the city. The COA has expired, but is still in their system.

Interior, Exterior, Utilities and Additional Information

Cmpctr:

SeplceMkr:

Oven:

Countertops:

AreaPool:

Utility Dist:

Wtr/Swr Public Sewer

Var/Dual Rate: No

Range:

Microwave: Fireplace: / Connect: Energy:

Green/Energy Certifications: Interior:

Master Bath: No Master Exter Constr: Vinyl, Wood

Extr: Lot Desc: Corner

Waterfront Features: Golf Course Name:

Restrictions: Historic Restrictions Disclosures: Sellers Disclosure Management Co./HOA Name: No/ /

T/Date:

Compensation: SubAgt 3%

1st Assumable: No

Ownership Type: Full Ownership Maint Fee: No/\$0/

Other Mandatory Fees: No/\$0 / Taxes w/o Exemptions/Yr: \$7,418/2012

Loss Mitigation:

ED: 5/15/2014 PD: 4/21/2014 Sell Broker: AXRE01/Krueger Real Estate

Sale Price: \$ 385,900 SP/SF: \$ 306.27 New Loan: \$ 0

Interest Rate: Seller Contribution to Buyer Costs: 0

Heat: No Heating

List Date: 9/18/2013

BuyerAgt: 3%

Terms: Cash Sale

DispsI: UtilRm:

Bedrooms: Split Plan Rooms: 1 Living Area

Flooring: Prvt Pool: No/ Roof: Other

Foundation: Block & Beam

St Surf:

Cool: No Cooling/Vent

Defects: No Known Defects Exclusions:

List Type: Exclusive Right to Sell/Lease

Expire Date:

Bonus: Financial Information

Tax Rate: 2.52922 Exemptions: Over65, Homestead

Pending Information

Sold Information

FinAvl: Cash Sale, Conventional

SA Public ID: JKrueg/James Krueger DOM: 163

TREC #: 0573025 OPEnd Date:

Total Discount Pts: 0 Close Date: 5/14/2014

Amortized Years: 0 Repair/Actual Paid: 0 Days to Close: 23

CoOp: No Title Paid By: Both



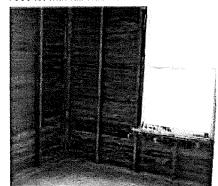
Fronts Heights Blvd.

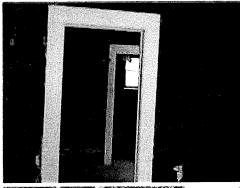


7500 lot with full side fronts 9th street



ready to remodel











Alley access in place

Tue, Oct 28, 2014 09:34 PM

Data Not Verified/Guaranteed by MLS Obtain signed HAR Broker Notice to Buyer Form

Prepared by: James Krueger

Page: 1

G.R. CONSTRUCTION

GONZALO RAMOS JR. (281) 830 - 6384 VENDOR# 5913933

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RYAN STRICKLAND	
901 Heights Blvd.	
Houston, Tx 77008	

ESTIMATE

Number: E143

Date:

October 28, 2014

Ship To:

RYAN STRICKLAND 901 Heights Blvd. Houston, Tx 77008

Description	Amount
1. rebuilding the existing structure to current code and correcting issues on the home	498,500.00
a. all of the exterior needs to be removed it is not reusable	
b.all of the roof needs to be removed with plywood need to take all out	
c. all roof rafters are damaged from damages done prior to home and weather	
d. after all demolition is done what ever stuctural that is left will be treated for termites infestation	
e. we will need to demo inside home as needed to do approved repairs for home	
f. all windows from home are damged and not working properly need to be taken out	
g. all lumber that is damaged from termite or weather will be removed	
h. all plumbing need to corrected and need to be brought up to code	
i. all electrical is not up to code and its hazard to be left undone	
j. the exterior porch and decking has to be taken out is all rotted and damaged	
k. subfloors are damged and need to be repair as floor supports are damaged and need to be fixed up to code	
1. need to redo all stairway with stairsteps ifts a safety hazard and not secured	
m all walls need to be taken down and redone	
	00

Page: 2

G.R. CONSTRUCTION

GONZALO RAMOS JR. (281) 830 - 6384 VENDOR# 5913933

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RYAN STRICKLAND		
901 Heights Blvd.		
Houston, Tx 77008		

ESTIMATE

Number: E143

Date:

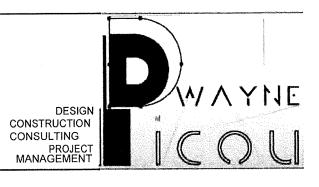
October 28, 2014

Ship To:

RYAN STRICKLAND 901 Heights Blvd. Houston, Tx 77008

Description	4.4	Amount
n. all doors and wood work need to be installed		
-		
2. addition to home a second floor		148,700.00
a. the second story will be about 10' x 33' will cover the rear of the home		
b. this extra space will helps get a laundry room downstairs of a 10x10 room		
c. will add a 10x23 covered porch		
d.at the upstairs addition will have two bedrooms 10 x 12 with a shared full bathroom		
e. the addition will give us approx. 490-500 sqft of living space		
ATTACHMENT A APPLICATION MATERIALS	Total	\$647,200.00

DWAYNE PICOU 832.754.0419 dwayne_picou@yahoo.com pesign with FLAIR LLC



SHORT FORM CONSTRUCTION CONTRACT

This Agreement (hereinafter "Contract") is made this the 13th day of October 2014, by and between Ryan Strickland (hereinafter "Owner"), and Designed with Flair, LLC, (hereinafter "Builder").

Owner and Builder agree as set forth below.

- 1. Project Name and Location: 901 Heights Blvd Houston 77008
- 2. ADDRESS: 901 Heights Blvd Houston 77008
- 3. PHONE: 979 820 0067
- 4. The Work: Builder shall furnish all labor, materials, equipment and services to perform the following work in strict accordance with the Contract Documents (a through g) below.

After careful consideration of the expressed Historical Significance of 901 Heights Blvd, it's current structural condition as determined by Gessner Engineering dated and signed 9/8/14 and the fact that the home was previously remodeled without regard to its Historical Significance, the following **Two (1. & 2.)** Determinations have been made.

- 1. Rebuilding the Existing structure to current Code, Correcting noted issues on Engineering Report as well as returning the home to its Historical Origin will cost appox. \$483,550.00.
 - a. 100% of current exterior must be removed and disposed of
 - b. 100% of current roof must be removed and disposed of
 - c. All roofing rafters must be removed and disposed of
 - d. Home must be treated for live termite infestation
 - e. Termite infested beams and boards must be removed and disposed of
 - f. All windows in home are nonfunctional and must be replaced
 - g. All Electrical must be replaced (removed by previous owner)
 - h. All plumbing must be replaced (removed by previous owner)
 - i. Foundation, piers and beams must be replaced
 - j. All Interior doors and walls must be replaced (removed and destroyed by previous owner)
 - k. Floor Decking is missing and open to the ground below in several rooms
 - I. Stairs must be removed and replaced as per code
 - m. Exterior porch decking must be removed and replaced due to wood rot.

Because of the current condition and partial demolition work done by the previous home owner there is nothing significant or Historical to work off of. Working around the current structure will not allow for any Historical Preservation and will result in a much higher cost per square foot.

2. Working off the above assumptions and adding a 2 story 10'x33' extension across the rear of the home. This additional space will include a 10'x10' laundry room on the first floor and a 10'x23' covered porch. On the second floor there will be two additional 10'x12' bedrooms and a shared full bath. Total additional living square footage of 496sq ft and 23q ft of covered area.

Rebuilding the current square footage of appox. 1200sq ft as mentioned in #1 above and adding the additional space will bring the total project cost to appox. \$608,450.00

- 5. <u>Contract Time</u>: Builder shall commence the Work on or about **November 30th 2014**, and shall complete the Work by **July 15th**, **2015**. Time is of the essence of this Contract.
- 6. <u>Contract Sum</u>: Owner shall pay Builder the sum of **TBD** for full performance of the Contract, subject to additions and deductions as provided herein.
- 7. <u>Payment</u>: Owner shall pay Builder for the Work that is performed to Owner's satisfaction in accordance with the payment schedule and terms attached hereto as **Exhibit "C"**.
- 8. <u>Contract Documents</u>: The Contract Documents consist of this Contract, the General Conditions attached hereto and incorporated herein, any modifications executed after execution of this Contract, and the following additional documents:

Exhibit "A" - Scope of Work

Exhibit "B" - Insurance Requirements

Exhibit "C" Payment Schedule

RYAN STRICKLAND	DESIGNED WITH PLAIN, LDC
Name:	Name:
Name:	Title:

DESIGNED WITH FLAIR LLC

There are Compared to A A A TO

GENERAL CONDITIONS OF CONSTRUCTION CONTRACT

- 1. **Means and Methods.** Builder shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract unless otherwise specified herein.
- 2. **Utilities, services, etc.** Owner shall provide and pay for water, heat, utilities, toilet facilities and services necessary for the proper execution and completion of the Work, including all incidental items required for full completion of the Work, even though not particularly specified or indicated in the Contract Documents.
- 3. **Materials and Workmanship.** Builder warrants to Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.
- 4. Ordinances, Laws, Permits and Safety. All permits and licenses necessary for the prosecution of the Work shall be secured and paid for by Builder, unless otherwise specified in writing. Builder shall give all notices, and comply with all laws, ordinances, rules and regulations bearing on the performance of the Work. If Builder observes the specifications or any drawing are at variance therewith, he shall promptly notify Owner in writing and any necessary changes must be adjusted to the satisfaction of Owner before proceeding with the Work. If Builder performs any work knowing it to be contrary to any of such laws, ordinances, rules and regulations, and without such notice, he shall bear all costs and damages arising therefrom or in connection therewith. Builder shall be solely responsible for safety and shall take all necessary precautions to perform the Work safely and avoid injury to persons and property.
- 5. **Subcontracts.** Builder shall not sublet or subcontract any portion of the Work without prior written permission of Owner.
- 6. **Taxes.** Builder shall pay all sales, use or other taxes of every kind applicable to the performance of the Work.
- 7. **Assignment.** Builder shall not assign the Contract or any monies to become due hereunder without prior written consent of Owner.
- 8. Clean-up. Builder shall keep the Project and surrounding area free from accumulation of waste materials or trash caused by operations under the Contract. At completion of the Work, Builder shall remove from and about the Project waste materials, trash, Builder's tools, construction equipment, machinery, and surplus materials.
- 9. Liability Insurance. Builder shall maintain, in amounts satisfactory to, and with companies approved by Owner, such insurance as is [specified at Exhibit B hereto and as] necessary to protect Builder and Owner from claims under workers' compensation acts, and from any other claims for damages, or for personal injury including death, which may arise from operations under this Contract, whether such operations be by Builder, or any Builder, or anyone directly or indirectly employed by either. No officer, employee or agent of Owner is authorized, under any condition, to waive this requirement. Builder shall provide Owner with a Certificate of Insurance as evidence of his compliance with this provision, prior to commencing the Work, and as a condition precedent to payment for services covered by the Contract, and Owner shall be named as an additional insured on any and all such policies of insurance.

- Indemnification. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE 10. LAW, THE BUILDER SHALL INDEMNIFY, PROTECT, DEFEND, AND HOLD HARMLESS THE OWNER, ITS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, AGENTS AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS, RESULTING FROM OR ATTRIBUTABLE TO BODILY INJURY OR PROPERTY DAMAGE CAUSED BY THE NEGLIGENCE OF THE BUILDER. This indemnification shall not be limited to damages, compensation or benefits payable under insurance policies, workers' compensation acts, disability benefit acts or other employee benefit acts. It is agreed with respect to any legal limitations now or hereafter in effect and affecting the validity or enforceability of the indemnification obligations under this Paragraph, such legal limitations are made a part of the indemnification obligation and shall operate to amend the indemnification obligation to the minimum extent necessary to bring the provision into conformity with the requirements of such limitations, and as so modified, the indemnification obligations shall continue in full force and effect. It is understood and agreed that this Paragraph is subject to, and expressly limited by, the terms and conditions of Texas Civ. Prac. & Rem. Code Ann. Sec. 130.001 to 130.005, as amended. Builder's obligations under this Paragraph 10 shall survive completion, final payment and/or termination of this Contract.
- 11. Extras and Changes. Any claims for extra work or changes in the Work will not be allowed unless approved in writing, IN TRIPLICATE TO HOME OWNEWR DESIGNER AND BUILDER.
- 12. **Inspections and Acceptance of Work.** Owner and its representatives shall at all times have access to the Work. All materials and workmanship shall be subject to inspection and acceptance by Owner. **Defective Work.** Neither final payment nor any other provision in the Contract shall relieve Builder of responsibility for faulty materials or workmanship and, unless otherwise specified, Builder shall remedy any defects due thereto and/or pay for any damage resulting therefrom.
- Guarantee. Unless otherwise specified herein, Builder guarantees that all work to be performed and all materials to be furnished under this Contract shall be free from defects in materials and workmanship for a period of one (1) year from final payment, and such defects shall be corrected without cost to Owner. Builder's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Builder, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.
- 14. **Title.** Title to all completed or partially completed work at the jobsite and to all materials delivered to and stored at said jobsite which are intended to become part of the completed work shall be in Owner's name, but Builder shall bear all risk of loss relating to said work and materials until Owner accepts the Work. Builder shall indemnify, defend and hold Owner harmless from and against any and all claims or liens of suppliers or others furnishing materials or labor for the Project. Upon request by Owner, Builder shall furnish Owner with a bond to indemnify Owner against such liens.

16. **Default and Termination.** If Builder defaults, the Owner, after seven (7) calendar days written notice to Builder, there having been no bona fide attempt to remedy such default by Builder and without prejudice to any other remedy Owner may have, Owner may terminate this Contract and take possession of the site and of all materials, and construction thereon owned by Builder and may finish the Work by whatever reasonable method Owner may deem expedient. If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to Builder, but if such costs exceed such unpaid balance, Builder shall pay the difference to Owner. This Contract may be terminated with or without reason by Owner or Builder, for its convenience, in whole or in part, by giving ten (10) days notice in writing, in which event Builder shall cancel any and all cancelable orders for materials or equipment ordered for the Project, and shall forthwith remove any and all of his equipment and tools from the premises and shall thereafter have no further right to enter upon the said properties without permission of Owner. Upon termination for convenience, Owner shall pay Builder for all work performed and/or materials delivered to the date of termination.

EXHIBIT A

SCOPE OF WORK

This is a lump sum fixed price contract. Line item pricing is listed only for the purpose of referencing the agreement as to calculation of the lump sum amount particularly for items that are not included or deducted from the plans.

Job description;

As per attached plans Builder will supply all labor and materials to complete the proposed project.

Items Not Included Are:

Landscaping
Lot Fill after Construction
Alarm
Fire Suppression/Sprinklers
Landscape Irrigation
Landscape Lighting
Outdoor Kitchen
Out Door Fireplace
Spa
Pergola
Grass

EXHIBIT B

Insurance Certificate to be Supplied at time of Signature

EXHIBIT C

Payment Schedule TBD by Bank

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DWAYNE PICOU			1							
832.754.0419			1							
dwayne_picou@yahoo.com			1							
DESIGN WITH FLAIR LLC	\\\\ \	YNE						1		
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DESIGN CONSTRUCTION CONSULTING		~ I I	}					İ		
PROJECT MANAGEMENT		. 2 💶		1				Ì		
(FROZET RIMANODACIO				1				İ		
PROJECT DESCRIPTION										
Ryan Strictland				L						
901 Heights Blvd Houston 77008				⊢				ļ		
			1	1		L		L		
EST	IMATING & BUDGETING WO	RKSHEET								
	SUBCONTRACTOR/CONTRACT	Mary Branch	ESTIMATED COST	100	, whether the same	ACTUAL	\$100 - 100 - 100 A	140000000000000000000000000000000000000	250000000	
DESCRIPTION	OR	LABOR	MATERIALS	1	TOTAL	COST	VARIANCE	CURRENT PAID	AMOUNT	DOF
GENERAL REQUIRMENTS				Ś					\$	-
Plans and Specifications				\$	4,234.00	-			5	-
Plan Review	<u> </u>		†	s	1,200.00	-		1	s	-
Permits: Zoning, Building, Environmental,	1			Ť				1		
Other				s	3,200.00				s	
Survey				s	450.00			·	\$	-
Impact Fee			-	İs	750.00				\$	-
Administrative Costs				Ť	1,275.00	 			\$	
	<u> </u>		 	İš	2,273.00	 			Š	
Financing Costs			 	ŝ	1,100,00	 	·		\$	
Legal Fees			 	5	2,300.00			 	5	· ·
Engineering Fees	 		 	5	2,300.00	 	· · · · · · · · · · · · · · · · · · ·	 	s	
Other		5 -	s -	\$	14,509.00	s -	5 -	s -	Š	
Subtota SITE PREP	1	-	1	\$	14,202.00	<u> </u>	·	 	5	
		 	 	5	8,750.00				5	
Demolition (Remodel)				5	12,502.00				\$	-
Jacking & Shoring (Remodel)		ļ	-	S	980.00				\$	-
4041)			·	5	1,100.00				\$	•
Job-Site Access			 	5	1,290.00			<u> </u>	\$	-
Job-Site Security		ļ		s	5,200.00			 	Š	•
Dumpster & Removal				5			 	+	\$	
Clear Lot									s	 -
Storage On Site			ļ	\$	1,190.00			-	S	÷
Portable Toilet			ļ	\$	890.00				5	<u> </u>
Temporary Power	ļ		 	\$	675.00	!			\$	÷
Temporary Heat				\$	-		ļ			÷
Scaffolding Rental				\$	1,800.00	ļ		<u> </u>	\$	
Tool/Equipment Rental		 		5	<u> </u>	ļ	ļ		\$	-
Other				5		ļ			\$	
Subtota	1	\$.	\$.	\$		\$	\$ -	\$	\$	•
ON-SITE WATER/SEWER	<u> </u>	<u> </u>		\$					\$	<u> </u>
Soli & Perc Tests				\$	800.00		ļ	 	5	
Septic System Design				\$				 	\$	
Septic Permits, Inspections, Fees				\$				 	\$	
Septic System Onstallation, Tie In To House	2	L	<u> </u>	5	-	<u> </u>		ļ	\$	<u> </u>
Dewatering (High Water Table)		1	<u></u>	5	-	ļ		<u> </u>	\$	
tren, rundy, trending, running to		L		\$					\$	
Well Permits & Fees		1	1	\$	•				\$	
Other		1	L	\$					\$	
Subtota	il	\$ -	\$ -	\$	800.00	\$ -	\$ -	\$ -	\$	•

ATTACHMENT A

APPLICATION MATERIALS

90

High receives the second of the contraction	SUBCONTRACTOR/CONTRACT	21/2/2014/19/20	ESTIMATED COST	r :	2000	ACTUAL			AMOUNT DU
DESCRIPTION	OR	LABOR	MATERIALS		TOTAL	COST	VARIANCE	CURRENT PAID	AMDUNI DU
UTILITIES				ş					ş -
Town Water: Tap Fees & Hookup				\$	675.00				\$ -
Town Sewer: Tap Fees & Hookup				5	800.00				\$ -
ciectnai: remitt, connection ree,				5	250.00				\$ -
Gas: Permit, Connection Fee, Hookup				\$	250.00				\$ -
LPN: Tank Installation, Hookup				5	-				\$ -
Oil Tank Installation			1	5					\$ -
Telecom Hookup				5					5 -
Other				\$					\$.
Subtotal		\$.	\$ -	\$	1,975.00	\$ -	\$ -	\$ -	\$ -
EXCAVATION & EARTHWORK			†	5	-			1	\$ -
Cut & Fill			1	Ś	2,000.00	1			\$.
Blasting				s					\$ -
Removal Of Stone/Dirt				Ś	698.00				\$.
Rough Grading				5	600.00				\$.
Trenching For Utility Hookups				s	1,290.00				\$
Foundation Excavation				s	3,800.00				\$.
Foundation Footing Drains				Ś				1	\$
Curtain Drains				S	-				\$.
Culverts			<u> </u>	s					s -
Swales				s					s -
Retaining Walls				\$	1,250.00				5
Ponds				Š					\$
Other Site Drainage			1	Š	1,800.00				\$
Backfill				Š	2,756.00				S
Compaction			1	S			-		\$
Top Soil				Š	1,200.00	 			\$ -
Finish Grading			1	Ś	600.00	1		1	\$
Seeding/Sod				Ś	2,375.00				\$
Other	l		†	Š					\$
Subtota		\$ -	\$	Š	18,369.00	s ·	\$ -	\$ -	\$
FOUNDATION		 	!	5		-			5
Footings/Pads			1	5	B.450.00	!			s
Foundation walls/stem walls/grade beams			 	5	B,430.00	-		1	s
Piers			 	Š					\$
Piers Slabs - Foundation, Basement, Garage			 		11,040.00	t		1	Š
			 	5	890.00	 		1	Š
Steel Reinforcing			 	5	960.00	 		1	5
Anchor Bolts, Hold Downs			 	5	640.00	 	 		\$
Exterior Foundation Insulation Exterior Insulation Coating/Protection			 	s	840.00	 	 	1	\$
			 	5		 	·	 	s
Other	1	\$ -	\$ -		21,980.00		s -	5 -	\$

	SUBCONTRACTOR/CONTRACT	STIMATED COST	r -		ACTUAL		40.000000000000000000000000000000000000	AMOUNT DU	
DESCRIPTION	OR	LABOR	MATERIALS		TOTAL	COST	VARIANCE	CURRENT PAID	AMOUNT DU
OTHER MASONRY/PAVING				\$					ş .
Patios				\$	4,806.00				\$.
Exterior Stairs				5	3,250.00			1	ş .
Masonry Chimneys				\$	3,800.00				\$.
Fireplaces/Hearths				\$	1,200.00				\$.
Driveway	1			5	2,580.00				\$
Walkways				\$	2,390.00				\$.
Other				\$					\$
Subtotal		\$ -	\$ -	\$	18,026.00	\$ -	\$ -	\$ -	\$
ROUGH FRAMING				Т					\$
Sill & Seal				5	3,474.00				\$
Steel/Wood Carrying Beam, Lolly columns				5	2,780.00				\$
Floor Framing				15	15,264.00				\$
Exterior & Interior Walls, Rough Stairs				\$	17,840.00				\$.
Sheathing, Subflooring				\$	2,120.00				\$
Roof Framing/Trusses				\$	9,780.00				\$
Subfascia				\$	2,300.00				\$
Steel Framing Connectors				5	1,200.00				\$
Nails, Screws, Fasteners				\$	890.00			I	\$
Prep for Plaster, Drywall				5	1,680.00				\$
Rough Framing - Labor				Tş	9,875.00				\$
Other				15					\$
Subtota		\$ -	\$ -	5	67,203.00	\$ -	\$ -	\$.	\$
ROOFING				\$					\$
Underlayment				5	3,200.00				\$
Membrane				\$	4,000.00	i			\$
Flashing: Chimney, Vent Pipes, Sidewalls,				Τ.		1			
Other Penetrations				\$				 	\$
Drip Edge				\$					
Roofing Installation				\$					\$
Gutters & Downspouts		ļ		\$					ş
Skylights				\$				ļ	\$
Ridge and roof vents				\$				 	\$
Other		L		\$				ļ. <u></u>	ş
Subtota	1	5 -	\$ -	\$	15,055.00	\$ -	\$.	\$ -	\$

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL	VARIANCE	CURRENT PAID	AMOUNT DUE		
		LABOR	MATERIALS	L	TOTAL	cost	VARIANCE	CURKENI PAID	AMOUNT DOL	
EXTERIOR				\$					\$	
Exterior Foarn Sheathing				\$	975.00				\$	
Weather Barrier (Tyvek, etc.)			l	15	2,350.00				\$	
Membrane & Flashing				\$	3,870.00				\$	
Vinyl or Composite Siding				\$					\$	
Wood Siding				\$	13,432.00		<u> </u>		\$	
Brick Vneer				15	6,780.00				\$	
Stone Veneer				\$					\$	
Stucco				\$					\$	
Fascia, Soffit, Frieze, Corner Boards, Water				1						
Table				\$	3,498.00				\$	
Soffit/Gable vents				15	1,390.00				\$	
Window/Doar Trim			1	\$	3,287.00				\$	
Other Exterior Trim				\$	2,342.00				\$	
Exterior Stairs, Landing				\$	3,250.00				\$	
Exterior Paint, Stain, Caulk				\$	11,475.00				\$	
Other				\$					\$	
Subtota		\$ -	\$ -	\$	52,649.00	\$ -	\$ -	\$ -	\$	· ·
WINDOWS/EXTERIOR DOORS				\$					\$	
Membrane & Flashing				\$	1,180.00				\$	
Exterior doors, prehung				\$	3,290.00				\$	
Exterior door frames, sills				\$	769.00				\$	
Sidelights, transoms				\$				1	\$	
Locksets, knobs, door hardware				5	675.00				\$	•
Patio doors: sliding or hinged				\$			L		\$	<u>.</u>
Windows			l	5	18,675.00		L		\$	_ :
Garage Doors & Opener				\$	3,870.00				\$	
Other				\$						
Subtota		\$ -	\$.	15	28,459.00	\$ -	\$ -	\$	\$	

	SUBCONTRACTOR/CONTRACT	1.00	ESTIMATED COST		ACTUAL	1877	1	
DESCRIPTION	OR	LABOR	MATERIALS	TOTAL	COST	VARIANCE	CURRENT PAID	AMOUNT DU
PLUMBING				s .				\$
Drain/Waste/Vent				\$ 1,323.00	1			\$.
Water Supply Piping				\$ 1,480.00				\$
Gas Piping				\$ 2,290.00				\$
Water Treatment				5 .	 			Š.
Water Heater			1	\$ 6,800.00	1			\$
Fixtures: Toilets, Tubs, Sinks, Showers				\$ 7,440.00				s
Faucets, Mixing Valves, Shower Heads				\$ 1,800.00				s
Disposal				\$ 250.00		<u> </u>	 	Ś
		l	 	\$ 250.00	 			s
Other Subtota		s ·	s -	\$ 21,383.00	15	s -	s -	Ś
ELECTRICAL SUBTOTE	 	<u> </u>	1	\$	1	<u> </u>	1	Ś
Service Panel, Sub-Panels		 	 	\$ 2,356.00	 		1	5
				\$ 14,788.00				\$
Rough Wiring Phone, Cable, Internet Wiring			 	\$ 1,204.00			 	S
Lighting Fixtures			1	\$ 3,600.00			 	S
Lighting Fixtures Low-Voltage Fixtures/transformers			 	\$ 1,988.00			 	Ś
			+	\$ 1,368.00			-	\$
Exterior Lighting			- 	\$ 1,350.00			 	Ś
Devices: outlets, switches, dimmers				\$ 1,250.00			-	S
Lighting control system	 			\$ 269.00			 	s
Doorbell System	 		 	\$ 690.00			·	S
Smoke, CO2 Alarms				5 -	+		 	S
Intercom system				\$ 980.00	+		 	5
Security system				\$ 980.00	+			5
Home Theater/Entertainment			 	5 -	 			s
Other		\$.	s -	\$ 29,843.00	5 -	s -	\$.	\$
Subtota		\$ -	13			13	ļ*	s
HVAC				\$ -		 		\$
Furnace/Heat Pump				\$ 3,200.00			 	5
Central AC					<u>'</u>			\$
Air Handler		ļ		\$.		-		5
Ductwork, Grilles, Registers			 	\$ 1,297.00	' 	 	+	\$
Air Filter		ļ	 	\$ -				\$
Boiler, Piping		ļ	 	\$ -	1	ļ	+	\$
Radiators		ļ	+	\$ -	+	 		3
Whole-House Ventilation (HRV, ERV,		1		1.	1	l		١.
Exhaust Only, Other)				\$ 980.00		ļ		\$
HVAC Controls			.	\$ 590.00	<u> </u>	L		\$
Solar hot water		L		5 -		 		5
Other				\$ -	<u> </u>	L	<u> </u>	\$
Subtota	d	\$.	\$ -	\$ 12,651.0	5 -	\$.	\$ -	\$

ESTI	MATING & BUDGETING WO	RKSHEET							
	SUBCONTRACTOR/CONTRACT	ESTIMATED COST			ACTUAL	VARIANCE	CURRENT PAID	AMOUNT DUE	
DESCRIPTION	OR	LABOR	MATERIALS		TOTAL	cost	VARIANCE	CORRESTITATO	AIRDOIT DO
INSULATION & AIR SEALING				\$	-				\$ -
Roof/Attic Insulation				\$	1,909.00				\$ -
Roof/Eave Baffles				\$	540.00				\$ -
Wall Cavity Insulation				\$	2,200.00				\$ -
Foam Board Insulation				\$	1,120.00				5 -
Spray Foam Insulation				\$					\$ -
Basement Insulation linterior)				\$					\$ -
Crawispace insulation				\$	2,700.00				\$ -
Air Sealing		<u> </u>		\$	-				\$ -
Energy Diagnostics (Blower Door, Infrared)				\$	-				\$ -
Other				\$					ş -
Subtotal		\$ -	\$.	\$	8,469.00	\$ -	\$ -	5 -	\$ -
DRYWALL/PLASTER				5					ş .
Walis				5	2,230.00				\$ -
Ceilings, Soffits				5	1,689.00				\$ -
Decorative Plaster				5	•				\$ -
Drywall Labor Only				15	1,650.00				\$.
Other				s	-				\$.
Subtotal		\$ -	\$ -	Š	5,569.00	5 -	\$ -	\$ -	\$ -
INTERIOR FINISH				5					\$.
Interior Doors, prehung				5	2,890.00				\$.
Interor Door slabs				5					\$.
Interior Door frames, thresholds				5	980.00				\$.
Door knobs, hardware				\$	4,500.00				\$ -
				Т					
Interior Trim: Baseboard, Casings, Crown, Chair Rail, Other				5	2,860.00	1	1		\$
Wainscotting, Paneling				\$	£,444,44				\$ -
			~	Ś	4,580.00			1	\$.
Built-In Shelving, Cabinets			·	Š	3,350.00				\$.
Closet Shelving, Hardware			 	Š	2,930.00		<u> </u>		Ś .
Stairs, Railings, Newels		 	 	Š	6.830.00				\$
Interior Painting, Staining		 	 	Š	15,210.00				5
Wood Flooring		 	 	5	8,580.00		 	1	\$
Carpeting				5	8,300.00	·	-	 	\$
Resilient/Vinyl Flooring		 	 	13				 	-
Ceramic Tile/Stone (& Underlayment,		1	1	s	1,260.00		1	1	\$
Surface Prep)		 	-	5	4,500.00	<u> </u>		1	\$
Other Flooring Travertine			-	5	1,290.00	<u> </u>			\$.
Acoustical, Metal, Decorative Cellings	 		 	13	1,230.00			+	\$
Other Subtota		\$ -	5		59,760.00	s	s -	s -	\$

	IMATING & BUDGETING WO							
DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	LABOR	ESTIMATED COST MATERIALS	TOTAL	ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DU
W. J. B. B. S.	Jon	DABOR	MATERIALS	S -				5
Kitchen & Bath Kitchen Cabinets				\$ 9,830.00				5 -
				\$ 2,871.00				\$ -
Bath Cabinets			-	\$ 1,300.00	 			\$ -
Cabinet Pulls, Hardware			 	\$ 11,980.00	 			\$ -
Countertops, Backsplash			 		 			\$.
Ceramic Tile, Stone			 					s .
Raised Tub Platform			ļ	\$ -	<u> </u>	ļ		
Tub Enclosure		ļ		\$.	├──			\$ -
Shower enclosure/doors			ļ	\$ 1,100.00				\$.
Medicine Cabinets			<u> </u>	\$ 320.00				\$ -
Mirrors				\$ 1,900.00				\$ -
Towel hangers, toilet paper holders,		l		ł	1			
accessories	1			\$ 1,500.00	<u> </u>			\$ -
Other				\$ -				\$ -
Subtota		\$	5	\$ 32,031.00	\$.	\$ -	\$ -	\$ -
Porches & Decks			1	\$ -				\$ -
Open Porch				\$ 24,090.00				\$.
Screened Porch				\$ -			<u> </u>	\$.
Wood or Composite Deck				\$ -				\$.
Fencing				\$ 4,505.00		<u> </u>		\$
Other Outdoor Structures				\$ ·				\$.
Other				\$ -				\$ -
Subtota		\$ -	\$ -	\$ 28,595.00	\$ -	\$ -	\$ -	\$.
Appliances				\$ -				\$.
Refrigerator								\$ -
Range, Cooktop				\$ 3,270.00				5
Microwave	1			\$ 2,150.00				\$
Range Hood				\$ 2,590.00				\$
Dishwasher				\$ 1,180.00				\$
Washer/Dryer				T				\$.
Other	1		1	s .				\$.
Subtota	1	\$ -	5 -	\$ 9,190.00	\$ -	\$ -	\$	\$.
TOTAL CONSTRUCTION COSTS	1	\$ -	\$ -	\$ 482,693.00	\$.	\$ -	5 -	\$.
25% Contractor's overhead and profit	<u> </u>	<u> </u>	1	\$ 113,997.00	1		1	

ESTIMATING & BUDGETING WORKSHEET								
DESCRIPTION	SUBCONTRACTOR/CONTRACT	LABOR	ESTIMATED COST	TOTAL	ACTUAL	VARIANCE	CURRENT PAID	AMOUNT DUE
Total Project Cost	OR .	LABOR	MATERIALS	\$ 596,690.00	(03)			

G.R. CONSTRUCTION

GONZALO RAMOS JR. (281) 830 - 6384

VENDOR# 5913933

Bill To:

RYAN STRICKLAND	
901 Heights Blvd.	
Houston, Tx 77008	

ESTIMATE

Number: E144

Date:

October 28, 2014

Ship To:

RYAN STRICKLAND 901 Heights Blvd. Houston, Tx 77008

Description		Amount
	,	15,000,00
1. demo;ition of all the house		15,000.00
2. rebuilt new home of 3,719 sqft		
a. a new home rebuilt \$160 sqft		595,000.00
	Total	\$610,000.00

APPLICATION MATERIALS

Cost Comparison (Remodel vs. New Build)

	Remodel As Is: (1200 sqft)	Reodel with Addition (1700 sqft)	New Build (3719sqft)
Land	388,000	388,000	388,000
Construction Cost Average of 2 Bids	485,445	621,945	610,000
Total Cost	873,445	1,009,945	998,000
Value of Property Average of Range	649,000	627,000	1,124,000
Difference	(-224,445)	(-382,945)	126,000

901 Heights - Cost to Date

Engineering	\$5,539.70
Architect Plans	\$7,129.90
Permits	\$2,610.67
Porta Can	\$1,527.52
Clearing	\$5,900
Slab	\$11,675
Frame Labor	\$13,441.08
Frame Material	\$30,807.51
Roof	\$5,432.64
HVAC	\$8,600
Plumbing	\$7,218
Fence	\$6,700
Paint	\$3,400
Structured Wiring	\$1,085
Crepe Myrtle	\$800
Clean Up	\$1,899.33
Lawn Care	\$1,240
3rd Party Inspections	\$86.60

Total = \$115,092.95

Interest \$69,129.22

Extension Fees \$3,288.13

Taxes \$32,106.57

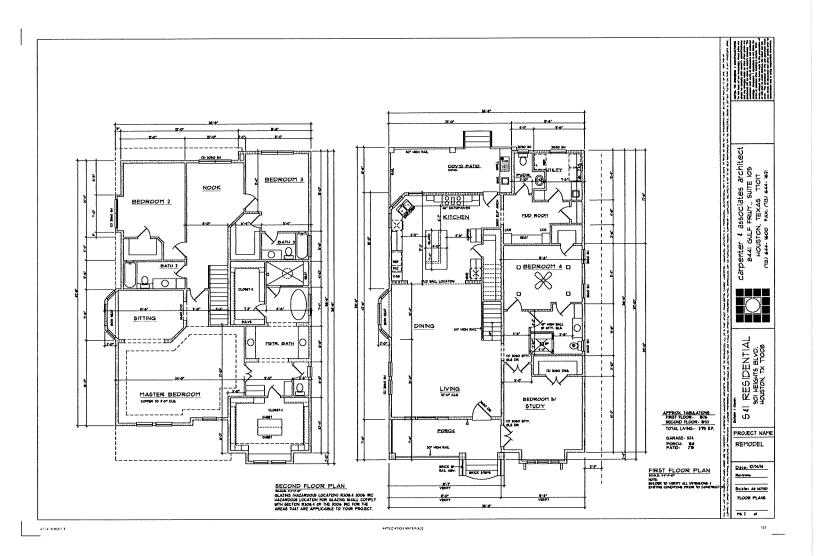
Insurance \$20,380.15

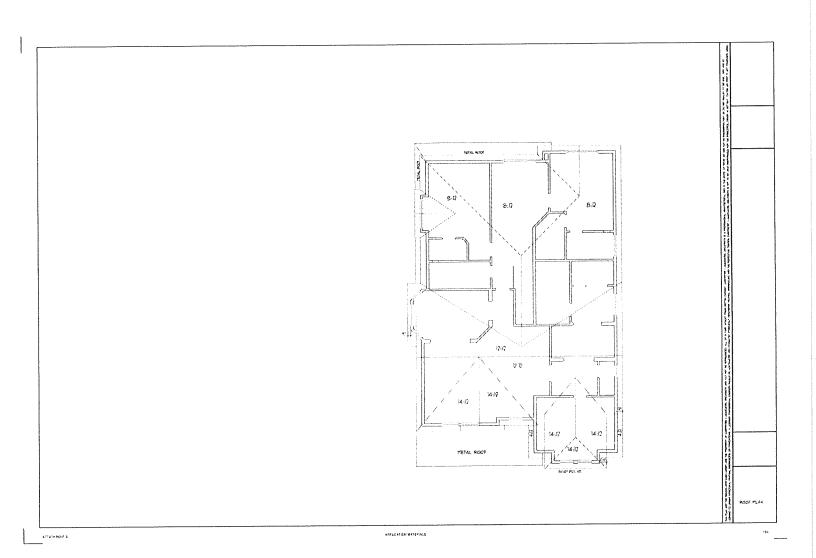
Utility Bills \$149.96

Total = \$125,846.98

Total Cost = \$240,146.98















March 1, 2016

Mr. Ryan Strickland 3131 Memorial Court Houston, Texas 77007

Re.

Facility Rehabilitation Feasibility Study

901 Heights Blvd Houston, Texas

Gessner Engineering Job No.: 14-0515

Dear Mr. Strickland:

As requested, Gessner Engineering evaluated the residence at 901 Heights Boulevard in Houston, Texas to determine the requirements for rehabilitation and make recommendations in this regard. This report is based on observed site conditions in an original structural inspection performed in 2014 and subsequent site visit in 2015. It is not intended to be used as a design, but scope for structural remediation. I neither extend nor imply any warranty as a result of this inspection or any repair performed upon this structure.

The residence is a wood framed structure on a pier and beam foundation system originally constructed in 1910. Recently, an attempt was made to alter the structure including the addition of stairs, a beam in the living area, and new foundation supports. Gessner Engineering understands this effort was undertaken by a previous owner and that the construction was not completed.

The rehabilitation of this building falls under the 2006 International Residential Code with City of Houston Amendments. Section R102.7.1 states:

"Additions, alternations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations, or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building."

The items noted in this report are presented based on the code and its application as described in this section, including the previously unfinished renovation. For ease of reference, this report is divided into Roof Framing, Ceiling Framing, Wall Framing, Floor Framing, and Foundation.

Roof Framing

The roof of the residence consists of cedar shakes over 2x rafters spaced at twenty-four inches on center. Damage noted in the roof included rotted roof deck and rafters. It is estimated that 30% of the roof area will require replacement based on the evidence of rot. Since the full roof will likely require new shingles, it is assumed that the full area of deck will be replaced. Roof sheathing shall comply with R803 of the IRC, and shall be plywood decking installed in accordance with the code and the American Plywood Association. All replaced rafters shall be replaced with rafters meeting or exceeding the size requirements of R802.5, braced in accordance to this section, and connected to resist uplift according to R80211.1.

Ceiling Framing

In the living area a stair to the attic space was added and cut through the ceiling framing. Unfortunately, this left a good portion of the ceiling joists unsupported. New beams are required to support the framing on three sides of this opening. Given the planned change in use with the stairs added by the previous owner, the existing ceiling framing is inadequate to support attic storage or inhabited space. To support this modification, all ceiling joists in the inhabitable area will require stiffening with additional joists. This is estimated to include approximately 50% of the ceiling joists. Lastly, approximately 20% of the ceiling joists exhibited signs of rot and require replacement.

Walls

In both interior and exterior walls, the studs, plates and ship-lap siding has experienced significant damage due to insects and exposure. In several areas, sill plates were completely rotted away, leaving no base for the wall framing. Due to the visible damage and anticipated concealed damage in exterior sheathing, it is recommended that the exterior sheathing be removed and replaced in its entirety. In doing so, sheathing shall be installed to provide sufficient lateral capacity as specified in section R602.10 of the Code. The laterally resistant system shall be installed to resist the required wind loading and provide a complete load path connecting the foundation, floor, walls and roof.

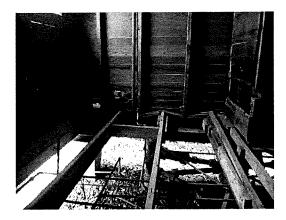




It is estimated that approximately 60% of the wall framing requires replacement due to rot or insect damage. Where second floor changes in use are bearing on walls, these walls also require reconstruction to adequately support the additional load. In areas where walls are to be replaced, they shall be done so in accordance with R602. Headers in replaced walls shall comply with R502.5(1) and R502.5(2). It should be noted that the replacement of window and door frames in the remaining walls will require the installation of new headers and sills. The original walls were not framed sufficiently with these components and relied on the heavy window frames for some of the support.

Floor Framing

At the rear of the residence and below walls on the right side, rot and insect damage necessitate reframing of the floor, constituting approximately 20% of floor area. In two locations, these joists were below walls which must be shored in place or replaced. Where joists are to be replaced, they shall be sized for span as defined by section R502.3 of the IRC. Decking in these areas shall comply with R503. Due to the unknown extent of floor deck damage, it is recommended that the deck be fully replaced throughout the residence.



The floor for the front porch requires full replacement, as damage to the joists and decking have rendered it unfit for extended use.

Foundation

Repair of the foundation system will be necessitated by the inadequate foundation added with the remodel and the requirements for lateral systems in the replaced walls. Section R403 of the IRC addresses footings. The first section states, "All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to





the soil..." At this residence, the perimeter is not supported on continuous footings, the footings do not appear to be grouted, and do not appear to have sufficient capacity transfer the loads applied to the soil, specifically any lateral loads. The ability to transmit gravity loadings is also in question due to the many of the supports being out of plumb. In addition to the foundation being unreinforced, there was no evidence of mechanical connections between the footing and the concrete block columns, or between the columns and the wood framed floor. The following section, R403.1.1 requires that footings be a minimum of six inches in thickness. The precast concrete pads used as footings here do not meet this requirement. The concrete precast footings are primarily placed at or near the surface. According to section R403.1.4, all exterior footings are required to bear a minimum of twelve inches below grade. Lastly, the cmu columns which support the floor frame are required in section R407.3 to be restrained to prevent lateral displacement at the bottom end. No connections were evident in these locations.

Based on the need to replace many of the walls and provide lateral capacity, it is estimated that 70% of the foundation elements require replacement. In doing so, the nature of the foundation and its performance is subject to change due to poor drainage off the site. Gessner Engineering recommends that site grading be addressed both for compliance with the code (R401.3) and more consistent performance of the foundation.

Given the extensive nature of the required repairs to this residence, Gessner Engineering recommends a cost study be performed to evaluated the viability of repairs prior to providing construction documents. While there is inherent value in the historic nature of the residence, the degree of reconstruction required will result in almost complete reconstruction of the residence.

It has been a pleasure to provide you this information. If I can be of further assistance to you with this situation, please contact me.

Sincerely, GESSNER ENGINEERING, LLP F-7451

Thomas E. Gessner, P.E.



March 9, 2017

TO:

Mr. Ryan Strickland

520 Jefferson Street

Bryan, TX 77801

RE:

STRUCTURAL EVALUATION REPORT

Dear Mr. Strickland:

Per your request, a visual evaluation of the residence located at 901 Heights Blvd, Houston, TX was performed by Melgoza Engineering. The purpose of this evaluation was to provide a professional opinion of the current state of the structural systems in place and provide recommendations in this regard. The scope of the evaluation does not provide for any warrantee or guarantee, either expressed or implied, makes no account for any future repairs performed on any structural systems and is not intended to be used for design purposes.

Thank you for asking Melgoza Engineering to perform this structural evaluation for you. Should you have any questions regarding this report, please feel free to call me.

Regards,

Melgoza Engineering, TBPE - F-17981

Andres Melgoza, P.E., M.ASCE

MELGOZA ENGINEERING •

542 Chickory Field Ln, Pearland, TX 77584 • 281-460-9012

STRUCTURAL EVALUATION REPORT

Evaluation Report: S - 017 - 01 Strickland

Client: Mr. Ryan Strickland

Property Address: 901 Heights Blvd, Houston, TX 77008

Property Description: Single Story – Wood Framed on Pier and Beam foundation

Approximate Size: 1,260 ft²

Approximant Year Built: 1910 - Unoccupied
Date of Evaluation: March 4, 2017
Time of Evaluation: 10:30am - 12:30pm



Figure 1: 901 Heights Blvd, Houston, TX 77008

INTRODUCTION

This evaluation was a non-invasive physical examination, performed for a fee, designed to identify the deficiencies in the structural system of the building, as they exist at the time of inspection. The evaluation shall be limited to the structural system, structures and components that are present and visually accessible. All comments made during the evaluation and in this report, are based on the Engineer's professional opinion.

Although this structural evaluation was performed by an Engineer, it shall not be considered a formal engineering study since no calculations, structural analysis or physical material testing were performed.

Orientation

For the purposes of this report, all references to interior and exterior directions should be assumed with the Engineer facing the front (East facing side) of the structure.

Description of House

The house is a one-story wood frame structure constructed, originally circa 1910, on a pier and beam foundation system. The residence does not have an attached garage and was not occupied at the time of the evaluation.

Code Compliance

The repair, renovation, alteration and reconstruction of this residence shall conform to the 2012 International Residential Code with City of Houston Amendments, herein referred to as the Code. The opinions noted in this report are provided based on the 2012 IRC code requirements and their application in the various assessment sections below.

STRUCTURAL ASSESSMENT

For ease of reference, this report has been divided into the following sections:

- Roof Framing
- Ceiling Framing
- Wall Framing
- Floor Framing
- Foundation

Roof Framing

The roof of the residence is comprised of cedar shakes over 2"x4" rafters spaced approximately 24" on center, with what appears to be 1"x3" decking spaced at roughly 4" on center. The roof has since been re-shingled, at least once, with asphalt

shingles directly over the cedar shakes. There is extensive damage in several areas of the roof deck that includes rotted shakes, rotted deck and rotted rafters (see Figure 2). The roof will require new shingles and additionally new decking, especially in the areas of extensive rot. Upon visual inspection of the roof from ground level, it appears roughly 30%-40% of the roof area will require new decking, however the amount could increase once the old asphalt shingles have been removed and a proper inspection of the decking can be attained. The roof sheathing shall be plywood decking installed in accordance with the American Plywood Association (APA) and section R803 of the IRC. Rafters, purlins, collar ties that require replacement shall be replaced



Figure 2: Rotted Roof and Wall Memebers

with members meeting or exceeding the size requirements called for in Sections R802.3 and R802.5. Where there are instances of improper notching of the roof members, stiffening or replacement of the members is recommended.

LICATION MATERIAL

Ceiling Framing

The ceiling framing is constructed of 2"x4" joists running North/South from outer wall to outer wall with an interior load bearing wall. Several joists have been cut through, from what appear to be modifications via the previous owner, and do not provide a continuous load transfer between the structure. These members will need to be replaced or framed in properly via the member tables in the IRC. Additionally, there exist splices that are not over load bearing partitions that will need to be





Figure 4: Cut Ceiling Joists

Figure 3: Cut Stringer and Splices

remedied as well. Toward the front of the house, there is visible sagging in the ceiling framing that could be caused by either overloading at the roof, deterioration of the ceiling framing, modifications done by the previous owner or a combination of all three. Approximately 40% of the ceiling joists will need to be replaced or "beefed up" to eliminate sagging and provide continuous load path; this includes the aforementioned cut-through joists. Signs of rot and decay were visible on roughly 35%-40% of the ceiling joists and require replacement.

A staircase added by the previous owner leads up to the attic and intersects the cut joists, no doubt the reason for cutting the joists in the first place, however the framing provided is inadequate and structurally the staircase has no load path to the floor framing members below. In two instances, the major support rests on floor decking only. The upper portion of the staircase lacks adequate framing of the ceiling joists on all four sides. Members and details for stairs shall comply with Section R301.5 for loads and R311.7 for design.

Furthermore, the staircase implies using the attic as either habitable space or uninhabitable space with limited storage. In either case, the ceiling joists are inadequate and undersized and will need to be replaced or stiffened in the areas of anticipated usage per the Code.

Lastly, regarding the stairs, the number and height of jack studs supporting the main flitch beam have been inadequately designed, and bowing of the column can be seen. The column supports will need to be properly designed to carry the loads and proper column to beam ties will need to be installed to provide proper lateral and vertical load transfer between the structural elements.

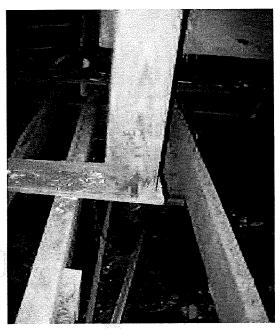


Figure 5: Staircase Support - Far Side

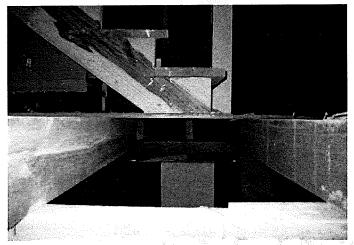


Figure 7: Staircase Support - Tread Support

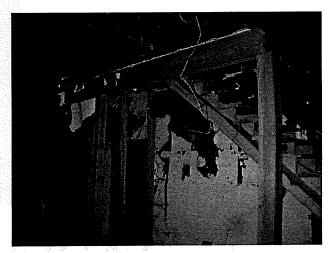


Figure 6: Flitch Beam Support

Walls

Studs

In most cases of the studs, extensive damage can be seen caused from either insects (termites, etc.), exposure to weather or both. From what can be seen in the perimeter walls, most, if not all the studs require replacement due to rot or inadequate framing. In many cases, the spans between full height studs is excessive and will require additional studs to comply with the Code. Several walls, specifically the rear and South facing walls will require complete rebuilds due to rot, stud spacing and to develop proper framing for windows and doors; sills, cripple studs, jack studs, headers, pony walls, etc. that presently do not exist. The same can more or less be said of the remaining perimeter walls.

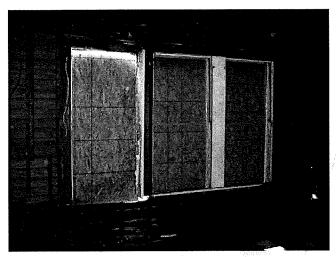


Figure 9: South Wall - Rot and Stud View

For the cases of the interior wall studs where the lap siding is still present, it can be expected that insect damage, and possibly damage from exposure, exists in those as well and will require removal and replacement.



Figure 8: Rear Wall - Rotted Studs

Plates - Top and Sill

Where sill plates existed, they have since been consumed largely by insect damage and exposure similar to the studs. Roughly 70%-80% of the sill plates are not serviceable due to rot and must be replaced. In several areas, the sill plates are completely gone due to insect damage and rot and provide no basis for the wall foundation. Similar to the studs, the top and bottom sill plates will need to be rebuilt as part of the wall/stud rebuild as per the Code.



Figure 11: Typical Sill Plate Damage

Figure 10: North Wall - Sill Plate Rotted Away

For the interior walls, most do not have sill plates as part of the original construction and relied upon the flooring to carry the load to adjacent floor members. With the potential use of the attic as habitable space or storage, proper framing of the interior walls is necessary, which will constitute a rebuild with sill plates and appropriately sized headers for openings included. All rebuilt wall and floor framing shall conform to the Code.

LICATION WATERIALS

Sheathing

The inner wall sheathing/lap siding appeared to be in relatively serviceable condition and could potentially be salvaged, however in the cases where the opposite side is obscured, it is unclear as to the extent of any insect or exposure damage. As such, it is not recommended to reuse the lap siding as a sheathing and should be replaced with material per the Code that offers adequate structural and fire protection.

The external sheathing, however, requires a closer examination due to the extent of damage visible on the interior surface. It can be safely assumed that the exterior surface will exhibit similar insect and weather damage. It is recommended that the exterior sheathing be removed and replaced, in its entirety, with an APA rated sheathing conforming to the Code and suitable to properly transfer all loads as per the spec.

After reviewing the walls, it can be safely estimated that roughly 70%-80% need to be replaced due to rot, insect damage or anticipated future usage of the attic spaces. Even at discounting the usage of the attic for habitable space or storage, it is recommended that at least 60%-70% of the perimeter and interior walls be replaced. Upon removal of the vinyl siding and inspection of the exterior sheathing, the estimated percentage could rise to 90% replacement. As it stands now, the main force resisting system in the house is presently the lapped siding. With its removal, it is doubtful there is enough structural integrity in the remaining perimeter walls to adequately restraint the structure in the lateral direction. Upon reconstruction, it is imperative to take into consideration adequate framing and restraint of the system to withstand the lateral and uplift loads set forth in the Code.

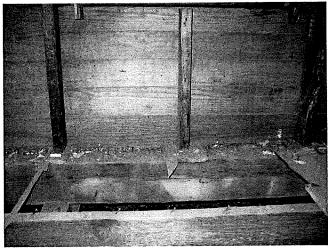


Figure 12: Internal Sheathing

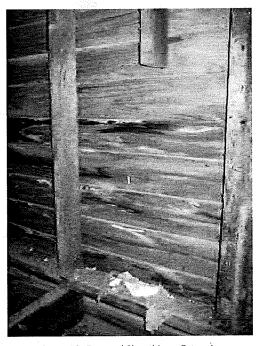


Figure 13: External Sheathing - Extensive Water/Insect Damage on Interior Face

Floor Framing

The floor framing in the main part of the house showed some signs of warping and slight deformation. Closer to the rim board (house perimeter), signs of rot and damage could be seen in most areas of the house. There were also areas in the

Figure 14: Notching in Floor Joists

floor joists where notching had been performed outside the prescribed locations. These members should be replaced or stiffened as per the Code. Rotted boards should be replaced and stiffened as per the Code, where necessary. In general, roughly 40% of the floor joists appeared to require replacement, or some form of stiffening due to rot and damage. Additional joists will be required to properly transfer the loads from the internal load bearing walls and staircase as necessary and should adhere to the Code.

As no decking exists presently in the residence, it shall be replaced with an APA approved material as per Section R503 of the Code.

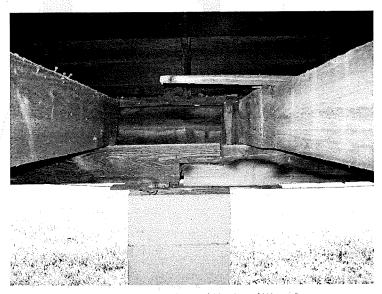


Figure 15: Floor Joist Warping and Rim Board Water Damage

Due to extensive damage, by what appears to be water and insect, it is recommended to completely replace all framing and decking of the front porch.



Figure 16: Rotted Porch Deck and Joists

Foundation

Upon inspection of the foundation, it is evident there were no efforts to restrain the system laterally and minimal effort to restrain the system vertically. Per the Code, "the construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets all requirements for the transfer of all loads from their point of origin through the load-resisting elements to the foundation." Per Section R403.1, "all exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings...". Per Figure 17, there is no evidence of grouting or adequate "continuous" means of transferring the loads (specifically lateral loads) from the structure above to the ground below on any of the piers. With the lone exception possibly being the brick column on the southeast corner of the house. Furthermore, per Section R403.1.4 of the Code, "all exterior footings shall be placed at least 12" below the undisturbed ground surface." This was also not done as the majority of the concrete pad can be seen at ground level. Several of the piers were seen to be out of plumb due to settling of the soil around the base of the pier. All foundation elements should be reassessed to account for the potential change in occupancy loads within the residence and to account for an

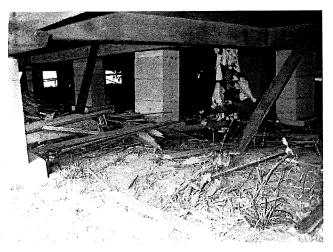


Figure 18: Foundation

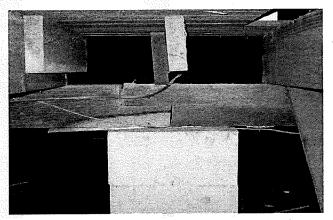


Figure 17: Pier Foundation - No Lateral Restraint (TYP.)

increase in structure to bring the residence up to code for any repairs or renovations. In doing so, the foundation shall adhere to Section R403 of the Code should it remain an elevated pier and beam house on concrete or masonry footings. It would also be best to properly assess the drainage of the site at that time and make any modifications or changes necessary to the site grading to ensure proper loading of the soil beneath and to minimize the potential for future settlement.

SUMMARY

Based on the evidence presented and the current condition of the residence, Melgoza Engineering recommends a tear down of the structure and rebuild from the ground up to ensure: 1) proper grading/drainage of the site, 2) proper development of the foundation and 3) adequate design and construction of all framing structures that adhere to the 2012 IRC. Given the location of the residence within a historically designated portion of the Heights, care must be taken to preserve the overall aesthetics and historical character of the residence. While the overall goal would be to preserve the residence in its current state as much as possible, the home needs to be allowed to evolve with the times; and this includes material and structural systems. Given the extensive levels of rot and damage, one can only assume there is minimal structural integrity in the inplace members and therefore any renovations and dismantling of the in-situ structure could become hazardous as the structural integrity of the framing elements in place cannot be guaranteed. Furthermore, because there exists little to no lateral restraint between the structure and foundation, it is possible (albeit highly unlikely) the structure could "slip" off the foundations and pose a hazard to surrounding properties and people.

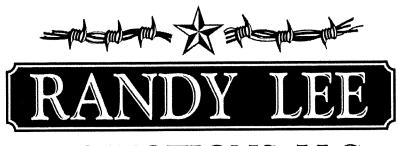
Melgoza Engineering appreciates the opportunity to provide you with this assessment of your property at 901 Heights Blvd, and should you have any questions or need additional assistance in any structural matters related to the residence, please do not hesitate to contact me.

Regards,

Melgoza Engineering, TBPE F-17981

Aulus My 3/9/17
Andres Melgoza, P.E., M.ASCE

MELGOZA ENGINEERING .



INSPECTIONS, LLC.



Texas WDI Inspection Report For: 901 Heights Blvd., Houston, TX 77808 Prepared For: Ryan Strickland

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Copied To:

Inspection Fee: \$3 50.00 \$0.00 \$0.00 \$28.88 \$0.01: \$378.88

		TEXAS OF	FICIAL WOOD DESTROYING INSECT REPORT Houston	Page 2 of 11 77808
		Inspected Address	City	ZIP
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D. E. F. G.	\(\overline{\pi}\)	If visible evidence is reported, it does not imply that dama, qualified to give an opinion regarding the degree of structu. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A If termite treatment (including pesticides, baits or other me and proposed for treatment, label of pesticides to be used structure(s) are covered by warranty, renewal options and should be provided by the party contracting for such services.	I wood destroying insects is reported, it should be assumed the ge should be repaired or replaced. Inspectors of the inspection ural damage. Evaluation of damage and any corrective action A WARRANTY AS TO THE ABSENCE OF WOOD DESTROMETHORS) has been recommended, the treating company must pland complete details of warranty (if any). At a minimum, the valuation of the complete details of warranty (if any). At a minimum, the valuation of the property of the property. The inspecting	n company usually are not engineers or builders should be performed by a qualified expert. /ING INSECTS. rovide a diagram of the structure(s) inspected varranty must specify which areas of the rmation regarding treatment and any warranties
H. I. J.	\(\overline{\pi}\)	and renewal options. There are some specific guidelines as to when it is appropis visible evidence of an active infestation in or on the struit freatment is recommended based solely on the presence. The buyer and seller should be aware that there may be a greatly in cost and effectiveness and may or may not requirecommend correction of the conducive conditions by eith economical method to correct conducive conditions. If this	est control companies. These options will vary in cost, efficacy oriate for corrective treatment to be recommended. Corrective icture, (2) there is visible evidence of a previous infestation will be of conducive conditions, a preventive treatment or correction a variety of different strategies to correct the conducive conditi- uire the services of a licensed pest control operator. There may her mechanical alteration or cultural changes. Mechanical alter is inspection report recommends any type of treatment and you ator for a second opinion, and/or the Structural Pest Control S	treatment may only be recommended if (1) there h no evidence of a prior treatment. n of conducive conditions may be recommended. on(s). These corrective measures can vary be instances where the inspector will attion may be in some instances the most I have any questions about this, you may contact
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1C.		PO Box 456	Wellborn TX	
		Address Of Inspection Company	City State	
1D.		Randy Lee Name Of Inspector (Please Pri	1E. Certified A Technician	
2.		· · · · · · · · · · · · · · · · · · ·	^{3.} Tuesday	, February 28, 2017
4A. 4B.		Case Number (VA/FHA/Other)		Inspection Date
4C.		Ryan Strickland Name Of Person Purchasing Inspection Owner/Seller REPORT FORWARDED TO: Title Company or Mortgagee		gent □ Buyer ☑
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8C. 8D.	Carpenter Ants			Yes □ N	o 🗹	Yes	☐ No	\square	Yes (□ No	☑		
8E.	Other Wood Destroyin Specify:	-		Yes 🗆 N		Yes		☑	,			4 C41	.l.a.s
8F. Four	nd		t (including pesticides, ba						None Visibl	e / NO II	eaune	mt Su	Ker
8G.	Visible evidence of:	Drywood Te Prev.8A=Prev. Su Termite	ubterranean	observed in the follo	owing areas:	See G	iraph "PS"	See G	raph "DW"				
if the inspe	re is visible evidence o ected must be noted in	f active or previous i the second blank. (F	nfestation, it must be note Refer to Part D, E & F, Sco	d. The type of inse ope of Inspection)	ct(s) must be I	isted in th	ne first blar	k and all	identified infe	sted area	as of th	ne prop	erty
The o	conditions conducive to		•								_		-
9.	Will be or has been m If "Yes," specify corre		ed by inspecting company							Yes	u	No	<u> </u>
9A.	Corrective treatment	recommended for ac	ctive infestation or evidence, H, and I, Scope of Inspe	ce of previous infes	tation with no p	prior treat	tment			Yes	Ø	No	
9B.	A preventive treatmer Specify reason Refer to Scope of Ins	nt and/or correction o	of conducive conditions as amount of visible dama	s identified in 7A &	7B is recomme ust assume t	ended as here is ir	follows: nternal wo	od dama	ge that is no	Yes		No	<u> </u>
			ne structure for the following	ng wood destroying	insects:								
If trea	ating for subterranean t ating for drywood termi	ermites, the treatme les or related insects	ent was: s, the treatment was:		Partial Full	0	Spot Limited	0	Bait	□ Ot	her		
10B. This	Date of Treatment		ct for control of the followi	mon Name of Insec ng wood destroying	ct g insects:	Nam	e of Pestic	de, Bait d	or Other Meth	od			
	Yes □ No ☑	List Insects N/											
SPC	S/T-4 Rev. 09/01/		and Regulated by the Te PO B	exas Department of ox 12847, Austin, (512) 305-825	Texas 78711-:	, Structu 2847	ral Pest Co	ontroi Se	rvice, Buyer's in	itials			
	ATTACH	MENT A	APF	PLICATION	MATERIA	ALS					120	3	

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT
Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: F-Fordence of Infestation. A-Active: P-Previous: D-Drywood Termites: S-Subterranean Termites: F-Formosan Termites: C-Conducive Conditions: B-Wood Boring Beetles:

arpenter An	ts; Other(s) -	Specify				,						7	
		•											
							2						
							\sim						
			$oldsymbol{\omega}$		- 6		<u>(M)</u>	(17)		(M)			
			M				()	(ALU)	$M^{(AI)}$) (
	(2)	(AD)			-, , ,			(AD)	(AD				
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) (AD)	(AD	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		(PS)						
	(M	AD	AL	2 (AD)	P:) —	(2)					
		(AD)	(AD)	(AD)	Á	D) (PS))	(AD)					
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								<u> </u>					:
		<u>(M)</u>				(20)_	AD)	AD		(AD)			
				- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1									
l itional Comi	ments <u>Be</u>	tween the	wood rot, dr	ywood tern	nites, and p	revious sub	terranean	termites the	re is very li	ttle unaffec	ted wood.	This wood	
	reused or to									1 - 6 - 4	_4_4_4_4	-:45145	
her I nor the ch I am actir	e company fo ng is associa	r which I am ed in any w	ո acting have ay with any բ	had, prese party to this	ntly have, or transaction.	contemplate	having an	y interest in t	пе ргорепу.	i do turiner	state that n	either I nor th	e company
natures:	Randy L	aa.				e of Inspection		ted At or Ne	ar	٥			
•	According 1.	Inspec	ctor			Water Heat Bath Trap	er Closet			0			
roved:						Beneath the		ink		☑			
	Randy L Applicator a		Applicator I	056052	6	Date Poste	d			Thursda	y, April 20, Date	2017	
Jordinga	трисатог а				s	tatement o	recommen	s er dations mad	e. I have als	o read and	understand	the "Scope o	Inspection
erstand that iditional info	my inspecto rmation is at	r may provid tached, list r	de additional number of pa	information iges:	as an adde	ndum to this	report.			Data			
erstand that iditional info	my inspecto	r may provid tached, list r	de additional number of pa	information iges:	as an adde	ndum to this	report.			Date	Thursd	ay, April 20,	2017

ATTACHMENT A APPLICATION MATERIALS

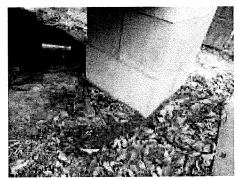
127

Addendum - Pictures

Section 6A - Obstructions



Vynal Siding over Exterior.

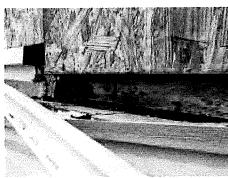


Cannot view concrete platform.

Section 7A - Conducive Conditions



N=Foliage in Contact w/Structure



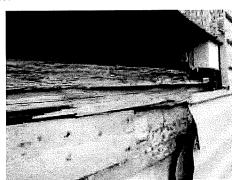
M=Wood Rot



M=Wood Rot



M=Wood Rot

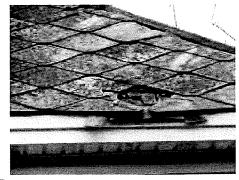


M=Wood Rot



M=Wood Rot

Addendum - Pictures



M=Wood Rot



K=Debris Around Structure



M=Wood Rot



M=Wood Rot holes in roof



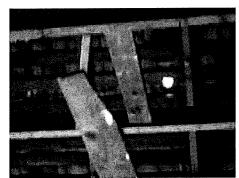
M=Wood Rot



K=Debris Around Structure

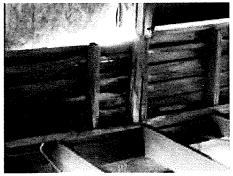


M=Wood Rot hole in roof

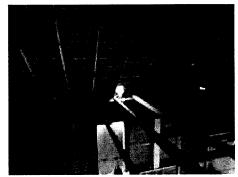


M=Wood Rot hole in roof

Addendum - Pictures



M=Wood Rot hole in side of home

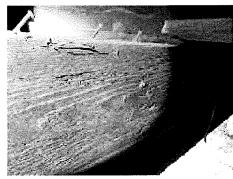


M=Wood Rot hole in roof

Section 8 - Evidence



Drywood Termites



Drywood Termites in floor joist



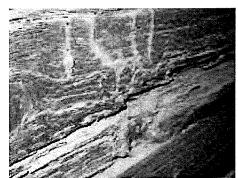
Drywood Termites inwall studs & walls



Drywood Termites



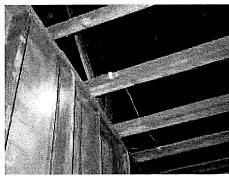
Drywood Termites in floor wall studs



Drywood Termites in floor joist



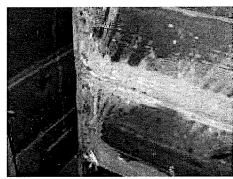
Drywood Termites in wall studs & walls



Drywood Termites in wall studs & ceiling joist



Drywood Termites in wall studs & Ceiling joist



Previous sub-termites



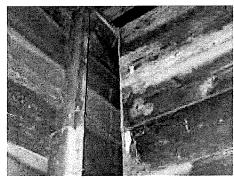
Drywood Termites in wall studs & walls



Drywood Termites in wall studs & walls



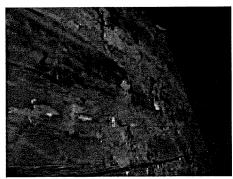
Drywood Termites in wall studs and walls



Drywood termites in wall studs & wall



Drywood Termites in walls



Previous sub-termite damage



Sub-termite damage



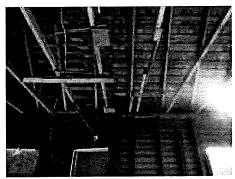
Drywood Termites in floor joist



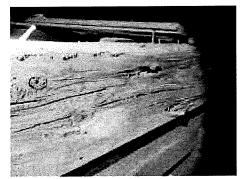
Previous sub-termites damage to walls



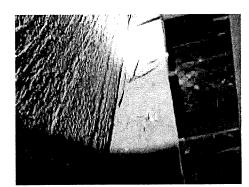
Sub-termite damage



Drywood Termites in Roof Rafters & Wood Shingles



Drywood Termites in floor joist



Drywood Termites

Addendum - Notes

GRAPH GUIDE

Conducive Conditions

G=Wood To Ground Contact

Increases the Chance of: Termites, Fire Ants, Wood Rot, and all other Ants.

Remedies: Correct all Wood to Ground Contact, no Siding or wood trim in contact with the ground.

I=Form boards left in Place

Increases the Chance of: Termites, Carpenter Ants, Fire Ants.

Remedies: Remove when they rot out and replace with caulk or sand.

J=Excessive Moisture

Increases the Chance of: Termites, Carpenter Ants, and all other Insects.

Remedies: Fix all leaks; correct all standing water around home, All water and gutters should drain away from the slab.

K=Debris Under or Around Structure

Increases the Chance of: Termites, Carpenter Ants, Harbors all insects, Wood Rot, Wood Boring Beetles, Carpenter Bees.

Remedies: Keep all debris away from the home, Bricks, Stored wood, leaves & Compost, Keep Gutters & Roof clean of leaves & limbs.

L=Footing too Low or Soil Line too High

Increases the Chance of: Termites, Fire Ants, Moisture Damage.

Remidies: Try to keep a minimum of 2 to 4 inches of slab exposure around the home.

M=Wood Rot

Increases the Chance of: Termites, Carpenter Ants, Carpenter Bees, Wood Boring Beetles, all other Insects.

Remedies: Replace all wood rot, caulk and seal, keep all exterior wood painted and sealed.

MS=Moisture Stains

Increases the Chance of: Termites, Carpenter Ants, all other insects.

Remidies: Need to have checked to make sure there is still not an active leak.

N=Heavy Foliage

Increases the Chance of: Carpenter Ants, Spiders, Wood Rot.

Remedies: Keep all tree limbs trimmed back 4 foot from structure. Keep all shrubs, vines, and crepe myrtles 18 inches to 2 foot off the

structure.

O=Planter Box Abutting Structure

Increases the Chance of: Termites, Carpenter Ants, Fire Ants, Moisture Damage.

Remedies: Remove the Planter Box, or remove all the soil from the Planter Box and seal try not to put soil back in to the Planter Box.

Make sure Planter Box has holes at the bottom to drain water away from the structure.

Q=Wood Pile in Contact with Structure

Increases the Chance of: Termites, Wood Boring Beetles, Carpenter Ants, Harbors other Insects.

Remedies: Keep all wood off the ground and as far away from the structure as possible.

R=Wooden Fence in Contact with Structure:

Increases the Chance of: Termites, Carpenter Ants, Crawling Insects.

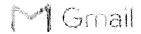
Remedies: Keep fence off structure. Try not to connect fence to the structure.

T=Insufficient Ventilation

Increases the Chance of: Termites, Wood Rot, Decay, Mold, Mildew, and all other Insects.

Remedies: Install or Increase the number of vents in the crawl space, Install a moisture barrier or moisture fans. Use sump pumps to keep

water from standing under the structure.



Ryan Strickland <siresidential@gmail.com>

Fwd: 901 Heights Blvd.--Updated

1 message

Penny Lee
To: siresidential@gmail.com

Thu. Apr 20, 2017 at 9:54 AM

Ryan, Please let me know when you receive this updated report.

Thank You, Penny Lee

Randy Lee Inspections, LLC

Ph: (979) 690-6775 Fax: (979) 690-6701

From: Randy Lee

Date: Tue, Apr 18, 2017 at 2:56 PM Subject: 901 Heights Blvd.-Updated

Thanks Ryan

Summary

I have been doing this for over 30 years and have performed over 25,000 wood destroying insect reports on homes, commercial properties and multi family structures. The amount of infected wood from drywood termites and subterranean termites on this home is one of the worst ive seen. After you add the amount of wood rot and decay on the home Im not sure theres a benifit of treating the structure.

The vynal siding on the exterior of the home is keeping me from inspecting the wood behind it. We must assume there is more damage that is not visible. You must also understand this is just a visual inspection. I can not see inside the wood where the activity exist from drywood termites. So there will be more damage to the wood than what we can see.

Even though tenting the home for drywood termites is effective the amount of visible damage tells us that we have alot of interior wood damage that we can not see. So the integrity of the wood in all the structure is a concern. This may cause a safety issue if a majority of the wood is not replaced.

NOTE: I would not transport or reuse any of the wood in the home due to the amount of infestation.

Randy Lee

901 Heights Blvd 2282017 Letter.pdf

1/1

This is a comparison of property taxes for the current tax year and each of the previous 5 years for information purposes only, and is provided in accordance with Section 31.01(C)(11) of the Texas Property Tax Code.

Account Number: 0202270000012

2011	2012	2013	2014	2015	2016
266,750	293,300	322,630	365,946	421,794	474,823
one and a grant permit control permit debit have also been a los or a los or a los or a los or a los or a los o					
183,400	204,640	228,104	365,946	421,794	474,823
1.156700	1.156700	1.186700	1.196700	1.196700	1.206700
\$2,121.39	\$2,121.39	\$2,121.39	\$4,379.28	\$5,047.61	\$5,729.69
	0.00	0.00	106.43	15.26	13.51
53,400	74,640	98,104	365,946	421,794	474,823
0.391170	0.400210	0.414550	0.417310	0.419230	0.416560
\$208.88	\$298.72	\$406.69	\$1,527.13	\$1,768.29	\$1,977.92
	43.01	36.14	275.50	15.79	11.85
53,400	74,640	98,104	365,946	421,794	474,823
0.028090	0.028090	0.028270	0.027360	0.027330	0.028290
\$15.00	\$20.97	\$27.73	\$100.12	\$115.28	\$134.33
	266,750 183,400 1.156700 \$2,121.39 53,400 0.391170 \$208.88 53,400 0.028090	266,750 293,300 183,400 204,640 1.156700 1.156700 \$2,121.39 \$2,121.39 0.00 0.00 53,400 74,640 \$208.88 \$298.72 43.01 53,400 74,640 0.028090 0.028090	266,750 293,300 322,630 183,400 204,640 228,104 1.156700 1.156700 1.186700 \$2,121.39 \$2,121.39 \$2,121.39 0.00 0.00 0.00 53,400 74,640 98,104 0.391170 0.400210 0.414550 \$208.88 \$298.72 \$406.69 43.01 36.14 53,400 74,640 98,104 0.028090 0.028090 0.028270	266,750 293,300 322,630 365,946 183,400 204,640 228,104 365,946 1.156700 1.156700 1.186700 1.196700 \$2,121.39 \$2,121.39 \$4,379.28 0.00 0.00 106.43 53,400 74,640 98,104 365,946 0.391170 0.400210 0.414550 0.417310 \$208.88 \$298.72 \$406.69 \$1,527.13 43.01 36.14 275.50 53,400 74,640 98,104 365,946 0.028090 0.028270 0.027360	266,750 293,300 322,630 365,946 421,794 183,400 204,640 228,104 365,946 421,794 1.156700 1.156700 1.186700 1.196700 1.196700 \$2,121.39 \$2,121.39 \$2,121.39 \$4,379.28 \$5,047.61 0.00 0.00 106.43 15.26 53,400 74,640 98,104 365,946 421,794 0.391170 0.400210 0.414550 0.417310 0.419230 \$208.88 \$298.72 \$406.69 \$1,527.13 \$1,768.29 43.01 36.14 275.50 15.79 53,400 74,640 98,104 365,946 421,794 0.028090 0.028090 0.028270 0.027360 0.027330

ATTACHMENT A

APPLICATION MATERIALS

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% Diff		39.80	32.24	261.05	15.14	16.52
0042 - HARRIS COUNTY PORT OF HOUSTON AUTHORITY						
Tax Value	53,400	74,640	98,104	365,946	421,794	474,823
Tax Rate	0.018560	0.019520	0.017160	. 0.015310	0.013420	0.013340
Tax Bill	\$9.91	\$14.57	\$16.83	\$56.03	\$56.60	\$63.34
% Diff		47.02	15.51	232.92	1.02	11.91
0043 - HARRIS COUNTY HOSPITAL DISTRICT						
Tax Value	53,400	74,640	98,104	365,946	421,794	474,823
Tax Rate	0.192160	0.182160	0.170000	0.170000	0.170000	0.171790
Tax Bill	\$102.61	\$135.96	\$166.78	\$622.11	\$717.05	\$815.70
% Diff	414	32.50	22.67	273.01	15.26	13.76
0044 - HARRIS COUNTY DEPARTMENT OF EDUCATION						
Tax Value	53,400	74,640	98,104	365,946	421,794	474,823
Tax Rate	0.006581	0.006617	0.006358	0.005999	0.005422	0.005200
Tax Bill	\$3.51	\$4.94	\$6.24	\$21.95	\$22.87	\$24.69
% Diff		40.74	26.32	251.76	4.19	7.96
0048 - HOUSTON COMMUNITY COLLEGE	I and the second		бино да от чино на от от от того по от от того по того по того по того по того по того по того по того по того	A maria managama and managama and managama and managama and managama and managama and managama and managama an		

ATTACHMENT A

APPLICATION MATERIALS

137

Tax Value	150,075	173,970	200,367	365,946	421,794	474,823
Tax Rate	0.097222	0.097173	0.097173	0.106890	0.101942	0.100263
Tax Bill	\$145.91	\$169.05	\$194.70	\$391.16	\$429.99	\$476.07
% Diff		15.86	15.17	100.90	9.93	10.72
0061 - HOUSTON, CITY OF						
Tax Value	142,538	163,778	178,104	365,946	421,794	474,823
Tax Rate	0.638750	0.638750	0.638750	0.631080	0.601120	0.586420
Tax Bill	\$910.46	\$1,046.13	\$1,137.64	\$2,309.41	\$2,535.49	\$2,784.46
% Diff		14.90	8.75	103.00	9.79	9.82
Total Tax Bill by Year	\$3,517.67	\$3,811.73	\$4,078.00	\$9,407.19	\$10,693.18	\$12,006.20
Total Year % Diff		8.36	6.99	130.68	13.67	12.28

SCHOOL DISTRICT TAX RATE BREAKDOWN FOR CURRENT YEAR AND PREVIOUS YEAR

Taxing	Tax Rate	2016	2015
	M&O Tax Rate	1.026700	1.026700
0001 - Houston ISD	I&S Tax Rate	0.180000	0.170000
	Total Tax Rate	1.206700	1.196700

Blank: INFORMATION NOT AVAILABLE FOR THAT TAX YEAR



April 20th, 2017

To Whom It May Concern,

We had marketed the 901 Heights Blvd property as a pocket listing to various people that we felt fit this property's realm of possible prospective buyers based on the overall features. We have marketed and sold three other Heights Blvd properties in the last year. Pocket listings are a great way to discreetly and privately market a property based on the sellers' needs. In addition to everyday prospective buyers, investors are also marketed to as well. Whenever we showed this particular property to prospective buyers, the feedback was buyers felt the condition of the property was past the point of repair.

Sincerely,

James Krueger

#8 HBJ Brokerage Sales Team 2017

THE HELLINGER LAW FIRM

12 Greenway Plaza, Suite 1100 Houston, Texas 77046 Tel: (713) 623-1152 Fax: (713) 623-1221

April 12, 2017

Houston Archaeological and Historical Commission Planning and Development Department 611 Walker Street, 6th Floor Houston, Texas 77002

Re:

COA Application - 901 Heights Boulevard

Applicant: Ryan Strickland

Dear Commission Members:

I am writing in support of Ryan Strickland's application for a Certificate of Appropriateness authorizing the demolition of the structure located at 901 Heights Boulevard.

I have known Mr. Strickland for many years, both as a client and as a friend. Last fall, he showed me the house located at 901 Heights Boulevard. I have been looking to purchase or lease a space that can be used as a combination law office and art studio. The desired space would be an older building -- with character -- that is also somewhat "edgey." The location of the house (on Heights Boulevard) was extremely attractive, but the house itself was a huge disappointment. The house had no character or apparent architectural value and was dilapitated. The interior was in shambles. I am not an engineer, but it seemed clear that the house was a "tear down" and could not be restored to a condition where it could be inhabited or opened up to visitors. The house looked like something you would find in a distressed neighborhood, not on Heights Boulevard.

I did not make an offer on the house, but I brought it to the attention of another client who has forty-plus years of experience in renovating properties. He was also initially intrigued by the location of the house and thought its best use might be as a law office or other professional office. However, after he inspected the house he came to the same conclusion that I had, i.e., that the house was beyond the point of renovation and would need to be torn down.

Thank you for your service to the community, and please let me know if there is anything I can do to help with the application process.

Very truly yours,

- MITHE

Mark S. Hellinger

MSH/lg (w/encl.)

MLS LISTING DETAIL - JUNE 2017



901 HEIGHTS BLVD FOR Sale

GENERAL DESCRIPTION

minimize

Wonderful opportunity to own a piece of prime real estate on the prestigious Heights Boulevard!

Garage apartment currently being remodeled and approx 7,500 square foot lot has excellent location and functional size for your envisioning purposes! Located on the large corner lot at Heights Blvd and W 9th, you'll love having both sidewalk and space to build or just be with ample green space.

Come dream today in this stunning area, well known to Houstonians for decades-the Heights!

\$ 760,000 (\$603,17/sqft.) Listing Status: For Sale Listing Price: **SConvert** 901 Heights Blvd Address: Reduced 1 94% 🐠 Houston City: 77008 State: TX Zip Code: Houston Heights Mew subdivision Subdivision: County: Harris County price trend Legal LT 12 BLK 231 HOUSTON Property Type: Single Family HEIGHTS Description: 2 Bedroom(s) Bedrooms: 1 Full Bath(s) Garage(s): 3 Detached Baths: Stories: Style: Victorian Year Built: 1910 / Appraisal District Building Sqft.: 1.260 /Appraisal District Heights/Greater Heights Lot Size: 7,500 Sqft /Appraisal District Market Area:

ML S#: 41229340 (HAR)

COST/SQFT BASED ON TAX VALUE

Tax Year	Cost/sqft	Tax Assessment	Change
2016	\$376.84	\$474.823	12 57%
2015	\$334.76	\$421,794	15 26%
2014	\$290.43	\$365,946	

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Ryan Strickland, S&I Residential, owner

Property: 901 Heights Boulevard, Lot 12, Block 231, Houston Heights Subdivision. The property includes a

historic 1,260 square foot, one-story wood frame single-family residence and a detached garage

situated on a 7,500 square foot (50' x 150') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights

Historic District South.

Proposal: Demolition of a contributing one story residence.

In 2010 the previous owner received a COA for an addition that was never constructed, though

interior demolition was begun in 2011 without permits.

See enclosed application materials and detailed project description on p. 6-27 for further details.

Public Comment: We have received five emails in opposition to the demolition. See Attachment A.

Civic Association: No comment received.

Attachments: A. Public Comment

B. Applicant Materials

Recommendation: Denial - does not satisfy criteria (c) 1, 2 & 3 and (d) 1, 2 & 3

HAHC Action: Denied

APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and

compelling circumstance. (c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

S	D	NA		S	- satisfies	D - does not satisfy	NA - not applicable
			is ir 7 n	That the property is incapable of earning is the most profitable return, including improvement of the property exceed its father applicant purchased the property enaterials have been presented to suggestime.	without limit ir market va <i>arlier thi</i> s <i>y</i> e	ation, whether the cos lue; ear for \$385,900 in its	ts of maintenance or current condition. No

The applicant provided two estimated costs for repairs and rehabilitation of the site. These are summarized on page 22-24 of this report and detailed within the attached application materials. These include a possible 500 sf addition, but no other possible additions are considered. A larger addition could potentially increase the final square footage to equal (or exceed) the proposed 3700 square foot new construction. No materials are provided to show how a larger addition would affect construction cost or assessed value. Additionally, the comparison indicates that the value of the restored residence with addition would actually be \$22,000 lower than the value of the existing square footage restored. As this is based on three recent comparable sales, the accuracy of this estimate is dependent on the sales chosen. Two of the three comparable properties sold in less than two weeks, with one sold the same day it was listed. It is possible that a longer period on the market would have resulted in higher sales prices.

The cost estimates also indicate that total replacement of all exterior materials is required, but provide little or no evidence to support this claim. Existing vinyl siding appears to be sound and original wood siding is present underneath it; a complete evaluation of the original siding would require removing the vinyl which has not been attempted. No evidence was provided regarding the condition of existing windows, from the exterior they appear to be sound and/or covered with screens. No materials have been provided to describe the condition of the front porch, but both estimates include complete replacement.

The applicant has suggested that the presence of dry wood termites necessitates the complete removal of all wood on the property; the included engineering report and termite inspection include no evidence for this assertion and the total cost quoted in the termite inspection is less than \$2,000.

The engineering report criticizes the use of "unreinforced concrete masonry units (cmu) stacked over precast bearing pads" in the foundation, but this type of foundation construction is typical within the Houston Heights Historic District South. No evidence has been provided that the foundation is unsound or damaged and must be replaced.

The engineering report also notes the lack of lateral support and of headers and sills for the structure's windows. As a balloon frame structure, this house relied on interior shiplap for lateral structural support. Shiplap was removed without a permit by the previous owner; this condition was known by the applicant at the time of purchase.

Previous unpermitted work also included ceiling joists "cut and left unsupported." This condition was known by the applicant at the time of purchase, and no materials are provided indicating the cost of

				damaged pieces, not wholesale replacement of all materials as quoted in the restoration estimates.
				As a designated historic property, the buildings qualify for City historic tax exemptions for work on the buildings, discounted permit fees, exemptions from energy code compliance, and reduced parking requirements. No investigation of how these incentives may be beneficial to costs associated with the property has been explored.
				Based upon the information provided, an inability of the property to earn a reasonable return has not been established.
			(2)	That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; No materials were provided to suggest a use other than as a single family residence. Similar structures within the district have been repurposed for commercial use, but this was not addressed for this property by this applicant. Based upon the information provided, an inability of the property to be adapted for any other use has not been established.
	\boxtimes		(3)	That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and The applicant purchased the property in May of this year in its current condition. No attempts have been made to sell it since that time.
			(4)	If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation
OR				
	Dete eria:	erminati	on o	f the existence of an unusual and compelling circumstance shall be based upon the following
	\boxtimes		(1)	That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; No materials have been provided to suggest that the classification of this structure as contributing was inappropriate.
			(2)	Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and The applicant intends to construct a new two-story 3,700 sf single-family residence facing Heights Boulevard with detached garage on the property. Though this use is appropriate for the district, elimination of a historic property irreversibly damages the character of Heights Boulevard, particularly in this context. The properties to the immediate north and south are non-contributing apartment complexes; demolishing 901 Heights would render the west side of this intersection devoid of historic properties. Both corner lots on the east side of the intersection contains contributing historic structures, but the width of Heights Boulevard combined with the Heights Boulevard esplanade limits their visibility from the west side of the street.
	\boxtimes		(3)	Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. Though the structure is not currently inhabited, no material has been provided to show that it has deteriorated since its purchase or that that it is not secure. The information provided indicates that measures can be taken to reverse any existing deterioration.

replacing members, scabbing in, or otherwise reinforcing existing structural members.

Overall, the engineering report recommends structural reinforcement and replacement of rotted or

and neglect. No condition of collapse, arson or vandalism is present.

PROPERTY TIMELINE

Jun 29, 2010: Property purchased by previous owner.

August 2010: Certificate of Appropriateness approved for new addition.

September 2011: new Certificate of Appropriatness approved for new addition.

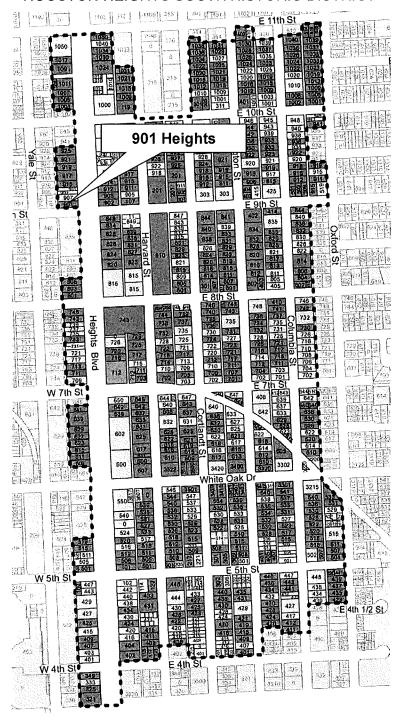
House was gutted by previous owner in preparation for the remodel, but work was not completed.

May 13, 2014: Property purchased by current owner in gutted condition.



PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



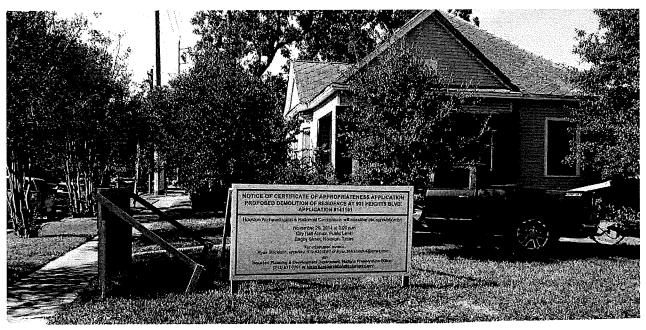
INVENTORY PHOTO

MAY 2010

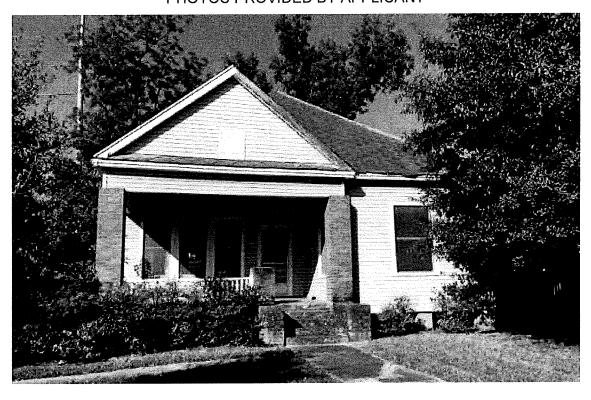


CURRENT PHOTOS

11/10/2014



PHOTOS PROVIDED BY APPLICANT



PHOTOS PROVIDED BY APPLICANT









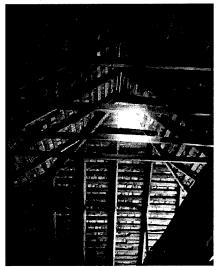




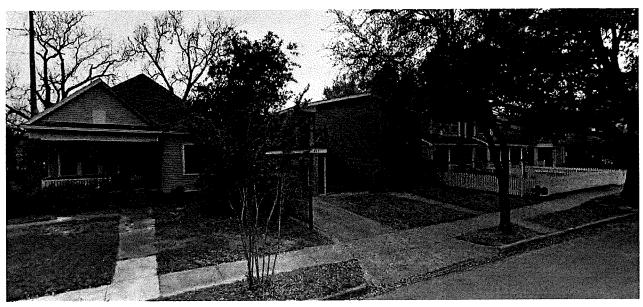


Figure 1: Unsupported Roof Hips

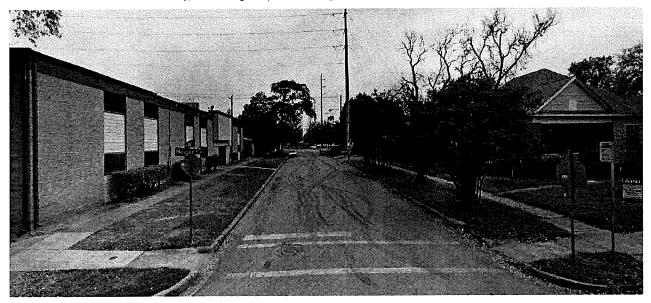
Figure 2: Missing Floor

Figure 3: Leaning Footings

NEIGHBORING PROPERTIES / CONTEXT PHOTOS

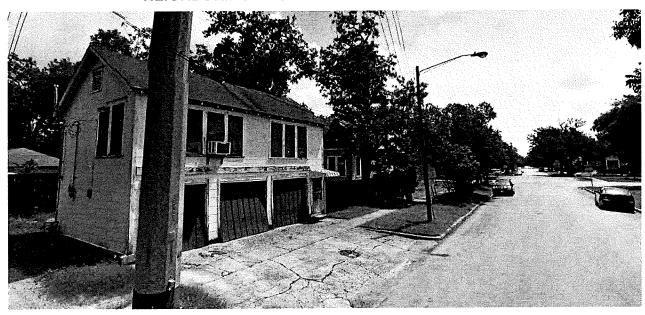


Subject property, 907 Heights (non-contributing apartment building), 909 & 911 Heights (non-contributing residences), 915 Heights (contributing residence constructed circa 1915)



View west down West 9th Street; subject property to right, 835 Heights (non-contributing apartment complex) to the left

NEIGHBORING PROPERTIES / CONTEXT PHOTOS



West 9th Street looking east; Noncontributing garage apartment on subject property, contributing residence on subject property



West 9th Street looking east from subject property; 902 Heights (contributing apartments constructed circa 1925) on left (north) corner lot, 848 Heights (contributing residence constructed circa 1920) on right (south) corner lot

COA APPROVED 8/25/2010

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Remove existing synthetic sidings to expose original horizontal lapped wood siding beneath which will be repaired or replaced in kind; Construct a new 871 square foot addition to the existing 1,236 square foot residence; The addition will begin at a point located 25'-0" behind the front wall of the existing residence and will extend towards the rear of the building an additional 10'-0"; The proposed addition will have the same overall height to roof ridge as existing and will create new living space in the attic area through the use of side and rear facing dormers; Existing asbestos roof shingles will be removed and replaced with a new composition shingle roof;
- East Elevation (front facing Heights Boulevard): No alterations are proposed for the front elevation;
- South Elevation (facing 9th Street): Addition will feature a side facing roof dormer which will be lower than the existing roof ridge; Dormer will feature a pair of double hung sash windows and decorative shingles in the gable peak to match existing roof gables; At the ground floor remove two double hung wood sash windows located towards the rear of the existing building and reframe this area; Install a new window opening to the left (rear) of the two windows to be removed which will match others; Far left (rear) of first floor will feature an inset porch with perimeter hand rail which will be more accurately described on the west(rear) elevation description;
- West Elevation (Facing rear property line): The rear elevation will feature a partial width inset porch beneath the main roof; Porch will feature a perimeter handrail with wood stick balusters and porch roof will be supported by a series of square or round columns with simple capitals; First floor will feature a series of five double hung wood sash windows to match other elevations; Roof level will feature a single rear facing dormer with paired double hung windows to match other elevations;
- North Elevation (facing side property line): Addition will feature a side facing roof dormer which will be lower than the existing roof ridge; Dormer will feature a pair of double hung sash windows and decorative shingles in the gable peak to match existing roof gables; At the ground floor remove three double hung wood sash windows located towards the front of the existing building and reframe this area; Install three new windows in same area with slightly different placement which will match others; Install three windows to the right (rear) of the elevation which will match other elevations.

COA APPROVED 8/25/2010

PROPOSED EAST (FRONT) ELEVATION



PROPOSED WEST (REAR) ELEVATION



COA APPROVED 8/25/2010

PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



157

COA APPROVED 9/22/2011

NO CHANGES TO ELEVATIONS APPROVED 8/25/2010

TYPE OF APPROVAL REQUESTED:

The applicant was approved for a Certificate of Appropriateness for an addition at the August 25, 2010 Houston Archaeological and Historical Commission. The work never commenced and the applicant now requests approval of a Certificate of Appropriateness for the following work:

- Remove existing synthetic sidings from all elevation; Applicant proposes to salvage as much original wood siding as possible; If the original siding cannot be salvaged, applicant proposes to use horizontal lap fiber cement siding with a 4 ½" reveal; Construct a new 871 square foot addition to the existing 1,236 square foot residence; The addition will begin 25'-0" behind the front exterior wall of the existing residence and will extend towards the rear of the building an additional 10'-0"; The proposed addition will have the same overall height to roof ridge as existing and will create new living space in the attic area through the use of side and rear facing dormers; Existing asbestos roof shingles will be removed and replaced with a new composition shingle roof;
- East Elevation (front facing Heights Boulevard): Install a fixed window within forward facing gable
- South Elevation (facing 9th Street): Addition will feature a side through-the-roof dormer; Dormer will feature a pair of
 double hung sash windows and decorative shingles in the gable peak to match existing roof gables; At the ground
 floor remove three double hung wood sash windows located towards the rear of the existing building and install two
 new double hung wood windows with 1/1 lites to match
- North Elevation (facing side property line): Addition will feature a through-the-roof dormer; Dormer will feature a pair of double hung sash windows and decorative shingles in the gable peak to match existing roof gables; At the ground floor remove three double hung wood windows located towards the front of the existing building and reframe this area; Install a series of double hung wood windows with 1/1 lites to match
- West Elevation (facing rear property line): The rear elevation will feature a partial width inset porch beneath the main roof; Porch will feature a perimeter handrail with wood stick balusters and porch roof will be supported by a series of square or round columns with simple capitals; First floor will feature a series of five double hung wood sash windows to match other elevations; Roof level will feature a single rear facing dormer with paired double hung wood sash windows to match other elevations

INTERIOR CONDITION PHOTOS AS OF AUGUST 2010

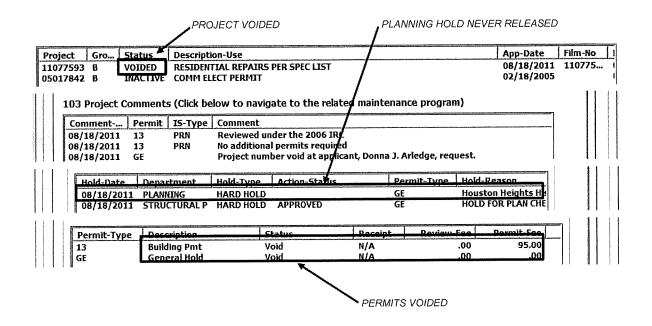






COMPLIANCE DOCUMENTATION (PREVIOUS OWNER)

ILMS RECORD



901 Heights Blvd. Property Description

The current property as it exists today is a vacant structure that has been gutted by the previous owner. It is obvious that the prior owners of this property intended to remodel the property in some capacity and has stripped out all interior walls and important historical details from inside the structure. The project was then abandoned for what seems quite some time and the home was left to the elements. The home has also been at some point cover by vinyl siding and no original historical details seem to be remaining on the exterior of the home. Upon engineering inspection (report submitted along with this request) it was deemed that the damage done by the elements as well as the previous owner and the presence of dry wood termites (inspected by termite company, report also included) have left this home in a state of extreme disrepair.

APPLICATION MATERIALS REVIEW & SUMMARY BY STAFF

SEC. 33-247(b)

(1) A certified appraisal of the value of the property conducted by a certified real estate appraiser:

"AS IS" VALUE ESTIMATE. The subject's site is improved with o'der residential improvements that are at the end of their economic life and are to be reazed and/or modified for construction of the proposed improvements. The reazing of older improvements for new home construction is common in the subject's neighborhood. As such, the "as is" value is the site value, \$380,000.

The property was appraised for site value only at \$380,000 on 4/22/2014. The applicant paid \$385,900 for the property in April.

See application material pages 12-67.

(2) The assessed value of the land and improvements thereon according to the two most recent assessments unless the property is exempt from local property taxes:

\$365,946	2014	\$282,000 land + \$83,946 improvements
\$336,353	2013	\$246,750 land + \$89,603 improvements
\$293,300	2012	\$211,500 land + \$81,800 improvements
\$266,750	2011	\$211,500 land + \$55,250 improvements

		Valua	itions		
Value as	of January 1, 2013		Valu	ie as of January 1, 2014	
	Market	Appraised		Market	Appraised
Land	246,750		Land	282,000	
Improvement	89,603		Improvement	83,946	
Total	336,353	322,630	Total	365,946	365,946
Assessment Year	2013		2012	2011	and the later of t
Assessed Value - Total	\$322,	630	\$293,300	\$266,750	The state of the s
YOY Assessed Change (\$)	\$29,3	30	\$26,550		
YOY Assessed Change (%)	10%		9.95%		
Market Value - Total	\$336,	353	\$293,300	\$266,750	
Market Value - Land	\$246,	750	\$211,500	\$211,500	
Market Value - Improved	\$89,6	03	\$81,800	\$55,250	

See application material pages 68-71.

(3) All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property:

No additional appraisals were provided other than appraisal described above in item 1.

See application material pages 12-67.

(4) All listings of the property for sale or rent that are less than a year old at the time of the application:

The property was listed at \$420,000 on 9/19/2013, lowered to \$385,000 and sold to current owner on 5/15/2014 for

\$385,900.

See application material pages 73-76.

(5) Evidence of any consideration by the owner of uses and adaptive reuses of the property:

The applicant provided an engineering report and termite inspection with a fumigation estimate of \$1,991.80 commissioned to evaluate the condition of the property. No evidence of consideration of any use other than single family residential was provided.

See application material pages 77-97.

(6) Itemized and detailed rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates:

The applicant provided two cost estimates for restoring the residence.

G. R. Construction:

Description	Amount
1. rebuilding the existing structure to current code and correcting issues on the home	498,500.00
a. all of the exterior needs to be removed it is not reusable	
b.all of the roof needs to be removed with plywood need to take all out	
c. all roof rafters are damaged from damages done prior to home and weather	
d. after all demolition is done what ever stuctural that is left will be treated for termites infestation	
e, we will need to demo inside home as needed to do approved repairs for home	
f all windows from home are damged and not working properly need to be taken out	
g. all lumber that is damaged from termite or weather will be removed	
h all plumbing need to corrected and need to be brought up to code	
i. all electrical is not up to code and its hazard to be left undone	
j. the exterior porch and decking has to be taken out is all rotted and damaged	
k, subfloors are damged and need to be repair as floor supports are damaged and need to be fixed up to code	
l. need to redo all stairway with stairsteps ifts a safety hazard and not secured	
m all walls need to be taken down and redone	

Dwayne Picou:

- 1. Rebuilding the Existing structure to current Code, Correcting noted issues on Engineering Report as well as returning the home to its Historical Origin will cost appox. \$472,389.00.
 - a. 100% of current exterior must be removed and disposed of
 - b. 100% of current roof must be removed and disposed of
 - c. All roofing rafters must be removed and disposed of
 - d. Home must be treated for live termite infestation
 - e. Termite infested beams and boards must be removed and disposed of
 - f. All windows in home are nonfunctional and must be replaced
 - g. All Electrical must be replaced (removed by previous owner)
 - h. All plumbing must be replaced (removed by previous owner)
 - i. Foundation, piers and beams must be replaced
 - j. All Interior doors and walls must be replaced (removed and destroyed by previous owner)
 - k. Floor Decking is missing and open to the ground below in several rooms
 - I. Stairs must be removed and replaced as per code
 - m. Exterior porch decking must be removed and replaced due to wood rot.

Because of the current condition and partial demolition work done by the previous home owner there is nothing significant or Historical to work off of. Working around the current structure will not allow for any Historical Preservation and will result in a much higher cost per square foot.

In addition, Dwayne Picou provided an itemized restoration estimate of \$596,690, \$124,301 higher than the non-itemized estimate. This includes the cost of constructing a 496 square foot addition. Many of the individually listed items appear inflated or unnecessary, including:

146 Wood Siding	-	,	\$ 13,432.00
147 Brick Vneer			\$ 6,780.00

No evidence has been provided that 100% of the current exterior must be removed. The original wood siding appears to be intact underneath the vinyl siding. It is unclear what "brick veneer" refers to, but no evidence has been provided of damage or deterioration to the brickwork associated with the porch.

167 Windows			\$ 18,675.00

The house still has its original windows. No evidence has been provided that any of them are damaged beyond repair and must be replaced.

89 Footings/Pads		\$ 7,980.00
92 Slabs - Foundation, Basement, Garage		\$ 11,040.00

No documentation has been provided that the foundation, pier and beams must be entirely replaced due to damage. It is unclear whether "Slabs" refers only to the non-contributing garage, or if work on the primary residence is included as well.

102 Patios				\$	3,980.00
t is unclear what this item refers to, but	no evidence has been pro	vided of dama	ge to the fror	nt po	orch.
104 Masonry Chimneys				\$	3,800.00
105 Fireplaces/Hearths				\$	1,200.00
t is unclear what this item refers to; the	existing residence does n	ot appear to ha	ive a chimne	y.	
		T		è	3,250.00

112 ROUGH FRAMING				
113 Sill & Seal				\$ 3,474.00
114 Steel/Wood Carrying Beam, Lolly columns				\$ 2,780.00
115 Floor Framing				\$ 14,980.00
116 Exterior & Interior Walls, Rough Stairs				\$ 17,840.00
117 Sheathing, Subflooring	:			\$ 2,120.00
118 Roof Framing/Trusses				\$ 9,780.00
119 Subfascia				\$ 2,300.00
120 Steel Framing Connectors				\$ 1,200.00
121 Nails, Screws, Fasteners				\$ 890.00
122 Prep for Plaster, Drywall				\$ 1,680.00
123 Rough Framing - Labor				\$ 9,875.00
124 Other				\$ -
127 Subtotal		\$ -	\$ -	\$ 66,919.00

The provided engineering report indicates that repairs and replacement of individual pieces are required, not the wholesale replacement of all floor, roof, and exterior framing.

arn Entarios dance arabina	LS 3.290.00 L
162 Exterior doors, prehung	1.3 3.230.00 1
102 Exertion goods by Exerting	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7

No evidence has been provided that the existing exterior doors need to be replaced, and the quoted price is likely excessive for two exterior doors. As a point of reference, a solid mahogany exterior door is currently available for \$678.30:

Steves & Sons - Model # M2203-CT-PJ4LH - Internet # 205341788

Shaker 3 Lite Stained Mahogany Wood Entry Door

* * * * * (5) Write a Review Questions & Answers (8)



Was \$798.00

\$678.30 / each
Save \$119.70 (15%) through 11/19/2014

178 Water Heater		\$	6,800.00
179 Fixtures: Toilets, Tubs, Sinks, Showers		\$	7,440.00

Though these items are necessary for a habitable residence, these costs appear to be inflated.

257 Other Flooring Travertine	\$ 4,500.00
258 Acoustical, Metal, Decorative Ceilings	\$ 1,290.00

These items indicate finish choices rather than expenditures necessary to the usability of the residence.

		 <u> </u>
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280 Open Porch		\$ 11,290.00

No evidence has been provided regarding the current condition of the front porch.

291 Range, Cooktop	\$ 3,270.00
292 Microwave	\$ 2,150.00
293 Range Hood	\$ 2,590.00
294 Dishwasher	\$ 1,180.00

These items represent finish choices made by the applicant, not necessary minimum costs.

See application material pages 98-122.

(7) A comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building:

Cost Comparison (Remodel vs. New Build)

	Remodel As Is: (1200 sqft)	Reodel with Addition (1700 sqft)	New Build (3719sqft)
Land	388,000	388,000	388,000
Construction Cost Average of 2 Bids	485,445	621,945	610,000
Total Cost	873,445	1,009,945	998,000
Value of Property Average of Range	649,000	627,000	1,124,000
Difference	(-224,445)	(-382,945)	126,000

Remodeling the property with a 500 square foot addition is described as resulting in a lower value than remodeling the existing square footage alone. In addition, many of the costs described in the itemized remodel estimate in item 7 are not necessary to the restoration of the residence. Both estimates also include wholesale replacement of all exterior materials, including siding, windows and porch materials. Wood siding is currently present under vinyl siding and a thorough inspection is not possible without wholesale removal of the vinyl layer. In addition, vinyl siding, though not original, does not need to be replaced to ensure the usability of the structure. Existing windows and porch materials have also not been shown to be damaged beyond ability to repair.

See application material pages 123-125.

(8) Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable:

The applicant proposes to construct a 3,719 two-story house and detached garage.

See application material pages 126-133.

(9) Plans to salvage, recycle, or reuse building materials if a certificate of appropriateness is granted:

901 Heights Blvd.

Material Reuse Plan

It has been strongly advised that we not reuse any existing components of the existing home, due to the presence of dry wood termites.

See application material pages 134-135.

(10) An applicant who is a nonprofit organization shall provide the following additional information:

Not applicable

ATTACHMENT A

PUBLIC COMMENT

From: Clay Jordan

Sent: Wednesday, November 12, 2014 2:02 PM

To: PD - Historic Preservation

Subject: Application #141101 Hearing 11/20/2014 (901 Heights Blvd Demolition)

Dear Commissioners,

I am writing to express my concern over the proposed demolition of the residence located at 901 Heights Boulevard. As a nearby neighbor, I have had the opportunity to view this residence many times during my daily walks. I was very aware when it came on the market this spring and paid particularly close attention to it as I was in the process of renovating my own bungalow. Granted, I could only do a visual inspection of the outside elements and the parts of the interior I could see through the window, but this bungalow is in far better shape than what I started with and having completed my remodel, I can't see any justification for demolishing it.

The builder only purchased the property a few months ago, which had already been approved and prepared for renovation. For whatever reason that didn't happen, the builder already stands to benefit from not having to do that work himself. Ironically, it is also because of this work that the house became effectively unavailable for all but builders as the traditional means of financing would not work.

This should not be used as a reason to allow its destruction. The builder was responsible for knowing the condition, historical restrictions, and the likelihood he would be unable to demolish before he purchased. These are reasons enough not to be lenient but if any homes in the historic district need to be saved, I would think it would be those that line Heights Boulevard so close to its epicenter as this one is.

I know from experience it would be cheaper to rebuild rather than renovate and I can't help but think this economic incentive is what the builder is after. He still stands to make a good deal of money doing a proper renovation, just not quite as much complying with the intent an purpose of the historic restrictions. He knew this going in and he should be told no. I doubt he's expecting anything less.

Sincerely,

Clay Jordan 320 W 10th Street From: Andrew Sharenson

Sent: Wednesday, November 12, 2014 1:12 PM

To: PD - Historic Preservation **Cc:** Hartgrove, Suzy - PD

Subject: Letter in opposition to proposed demolition of 901 Heights Blvd.

I am a resident of the Western Heights Historic District. I live at 1342 Tulane St. On both sides of my house are homes that are in similar condition to the house at 901 Heights Blvd. I purchased my home in 2010 in reliance on the fact that it was in a historic district and the homes on both sides of my house would not be demolished, absent a showing of economic hardship as set forth in the historic ordinance. Since 2010, I have seen homes in similar and worse states of disrepair as the home on 901 Heights Blvd be bought by investors who were able to make a very healthy profit by renovating and adding on to these homes. The most recent example is 1117 Tulane St., which was recently sold for over \$900,000 after being completely gutted and put back together. I have reviewed the application for demolition for 901 Heights Blvd. and am very concerned by the application and the precedent that may be set if HAHC grants the application.

First, as noted in the application, the property had been completely gutted by the prior owner. The condition of the property was evident to the current owner upon purchasing the property. The property originally listed for \$420,000 and sold for \$388,000. Clearly, the current owner was able to negotiate a reduction in the price of the property based on its current condition. Homes in similar condition on 1107 Tulane and 1118 Tulane have recently sold for \$445,000 and \$430,000, respectively. These properties are on a 6600 sq ft lot. The property at 901 Heights Blvd is on a 7500 sq ft. lot. An empty 7500 sq ft lot in a historic district in the Heights can go for \$500-600k. This raises the issue of whether the applicant negotiated for a price reduction on the grounds that the building was in disrepair and would be expensive to renovate when the intention was really to seek permission to demolish. Also, compared to other properties, this applicant may have paid \$50-70,000 less than market value for this property. This builder appears to have a significant head start in terms of property acquisition cost over others in the Heights who are not seeking demolition.

Second, the applicant seeks to make a 500 sq ft addition. While I am not a fan of large additions, it is very common for investors in the Heights to do additions that are 1500-2000 sq ft. By undershooting the addition, the applicant makes it appear that saving the existing structure is not economical when a larger addition may very well be profitable.

Third, the engineering report appears to assume that the existing building must be brought up to current structural code. The building should be grandfathered from compliance with current code requirements. For example, the engineer takes issue with the lack of lateral restraints and inadequate connection to the foundation and inadequate stiffness in the foundation. The engineer also does not like the unreinforced cmus being used in the foundation. However, the foundation in the building is standard for historic homes in the Heights and more than adequate. There are numerous examples where the engineer seeks to enforce the 2006 code on a building that was build 96 years before the code went into existence. This unnecessarily inflates the cost of rehabilitation by requiring the builder to basically build a new house out of an old house.

Fourth, the property changed hands in the spring of this year (May 13, 2014 according to HCAD). There is a drywood termite report that appears to be dated July 15, 2014, recommending treatment. The builder should

ATTACHMENT B DEMO REPORT 2014 172

not have waited over two months to treat the building for termites, especially waiting until the middle of the summer swarming season. If the building has not been treated, it raises the issue of demolition by neglect.

Fifth, the two contractor estimates for renovation of the property are highly suspect. Neither contractor represents to have any experience in renovating historic homes. Also, the applicant is a builder. According to HCAD, the property is held by S&I Residential Company. Builders typically do not hire other builders. That is basically like a franchised car dealership buying its new inventory from another franchised car dealership. In other words, the estimates represent a retail cost of construction and not the actual cost that this builder will incur. The estimates are off by at least \$100,000+ in typical overhead and profit. The estimates also adopt the flaws of the engineering report. The second estimate calls for a completely new foundation with grading and drainage installed. The second contractor actually calls for a slab foundation, which would not be approved by the commission. The foundation repair estimate looks to be inflated by \$30-40,000. There are also other major repairs that are not sufficiently documented or justified. The claim that all the windows must be replaced is not supported by any evidence of rot or damage to the existing windows. The claim that the existing siding must be completely replaced is also unsupported. There are no pictures of any damage and no quantification of the extent of the damage. Finally, the estimates for the addition are not realistic. One builder claims that it will cost @\$150,000 for the 500 square foot addition. \$200 per square foot is generally the going retail rate for a high quality addition in the Heights. \$300 per square foot is unheard of. \$150 per square foot is generally a builder's cost for an addition. The repair estimates appear to be inflated by at least \$200,000 based on the foregoing. To put the entire issue into perspective, the cost of building an entirely new 3700 sq ft home is represented to be 610,000, which is \$10,000 less than the cost to remodel with a meager 500 sq ft addition! If these numbers were accurate, there would not be a single builder renovating and adding on to historic homes in the Heights.

This house is an excellent example of a Queen Anne bungalow with a wonderful triple window on the front porch and unique bay window on the side of the home. It is on a large lot and presents a significant opportunity to expand the existing home in a very profitable manner. It appears that the applicant has purposefully proposed renovations that are too extensive and an addition that is underwhelming in order to game the numbers to make the property seem like it cannot be economically renovated. I urge the planning commission to carefully scrutinize the assumption in this application. The condition of this home is very typical of many historic homes in the Heights that are currently being saved from demolition by being profitably restored and expanded.

Thank you for your time,

Facsimile: 713.652.5130

Andrew Sharenson
JOHNSON DELUCA KURISKY & GOULD, P.C.
4 HOUSTON CENTER
1221 Lamar Street, Suite 1000
Houston, Texas 77010
Telephone: 713.652.2525

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ATTACHMENT B DEMO REPORT 2014 173

From: Kelsey Trom

Sent: Monday, November 17, 2014 3:29 PM

To: Butler, Geoff - PD

Subject: Comments regarding 901 Heights Blvd Demolition Request:

Geoff,

Can you pass this along to the proper person in the Planning Dept? Thanks!

I am writing to the HAHC opposing the 901 Heights Blvd demolition proposal in front of the commission on 11/20. Although the historical character of the home may have been impacted by prior work done to the property, it still does have a distinctive structure and design elements that shouldn't be demolished. The home is not irreparable, although, yes, it would would cost to have it repaired.

The current owner refers to the "prior owners" constantly in the evaluation, likely took the poor condition of the property into effect when acquiring it, and still decided to acquire the property in its current condition.

Additionally, I would caution the HAHC from using the "new construction potential" the owner employs in this evaluation. Under this type of evaluation, even well kept and fully remodeled small historic homes would likely qualify for demolition since the square footage could be so drastically increased by placing new construction on the same lots.

Any questions or further information, please let me know.

Thanks,

Kelsey Trom

ATTACHMENT B DEMO REPORT 2014 174

November 2014 HAHC Meeting

Comments Regarding Certificate of Appropriateness Applications Submitted for the Houston Heights South Historic District

Agenda Item #31 - 802 Arlington (Addition) — I support this CofA request. The proposed addition will not significantly increase the frontal plane of the existing structure, the addition is proposed in the rear of the structure, generally in a location of an existing addition, and the resulting mass of the structure is not significantly increased.

Agenda Item #32 - 721 Cortlandt – I support this request for a CofA for this non-contributing structure. I recommend consideration be given to slightly smaller windows on the street elevation to provide a more- appropriate wall-space-to-window-space scale for the smaller structure façade but there is an appreciation for an attempt to bring a non-contributing structure in closer context with historical elements of contributing structures in the HHSHD.

Agenda Item #33 - 540 Columbia – I object to the granting of a CofA for this proposed addition. While I am supportive of the work scope that attempts to bring back some of the original exterior materials, the proposed significant encroachment of the proposed second floor addition into the existing historical structure is not consistent with the requirement that the existing structure be maintained. A significant increase in the mass of the structure to the point that the addition visually overpowers the existing structure is proposed and is not in agreement with the historical context of the district. The proposed second floor addition would be more appropriate if it were moved back away from the existing structure and not covering a portion of the existing structure. Relocation of the existing structure is not necessary to obtain the desired additional square footage and is contrary to the typical differences found between the two side setbacks on typical sites within the District (usually greater on one side to accommodate a driveway and less on the other side without the driveway).

Agenda Item #34 – 901 Heights Blvd. (demolition) – I object to the granting of a demolition permit for this property. The existing structure was in its current condition when the current owner purchased the property so the reduced value of the structure should have been included in the final price and rehabilitation of the existing structure should have been included in the final cost at the time of purchase. The existing structure is not damaged to a point that it should be demolished. There is a substantial amount of land area to add a new structure behind the existing structure. The proposed new structure will negatively impact the historic context and scale of the existing HHSHD and the loss of this bungalow along Heights Boulevard would be a significant reduction in the scale of the local area.

Agenda Item #35 - 605 Cortlandt/3502 White Oak - I object to the demolition of these structures based on the lack of evidence that the structures on site are not original and constructed within the timeframe of the historical district development. Also, no evidence of attempting to re-use the structures has been presented. The residential structure provides a current return on investment and consideration should be presented to upgrade the existing structures. They are part of the historical context of the

South District and should be retained, repaired, and restored. The loss of one of the few existing historical filling stations remaining in the HHSHD would be very detrimental to the existing context of the HHSHD. The brick veneer structure seems to be in fair shape and the roof can be repaired. Reuse of the structure with a sympathetic addition could obtain support. There is no evidence that a reuse for the structure was contemplated and, as such, this application should be denied.

J. Kent Marsh, AICP CUD 1538 Arlington St.

Dear Commission Members,

My name is Joy Tober and I live in the Houston Heights Historic District East. I am writing to OPPOSE the demolition of 901 Heights Blvd. After reading the materials submitted by the applicant, it is clear the applicant had no intention of rehabilitating this contributing structure when he purchased this property earlier in the year.

There is no evidence that the owner has put forth much effort to fully explore the possibility of rehabilitation. There are no photographs to show the current condition of the windows, siding, foundation, etc., which he claims are in deteriorated condition. Nor is there any evidence or estimates to show the owner investigated the possibility of repair versus replace.

Instead the owner has submitted estimates of inflated prices to make it appear that rehabilitation would in fact cost more than a demolition and newly constructed home. It concerns me greatly that the owner, a builder, has submitted estimates from other builders and that a structural engineer is not fully aware of the construction techniques of a historic home. It also concerns me that the owner was aware of a termite infestation for months and has chosen not to rectify the situation. This leads me to question the integrity of the owner and whether or not he was intentionally allowing the home to deteriorate further.

Having lived in this neighborhood for several years, I have seen many homes in similar conditions undergo beautiful and appropriate rehabilitations, many of which with new additions. These successful rehabilitations have not only saved original and historic structures but have added value to the neighborhood. This property is in a prime location in a highly sought out neighborhood and there is no doubt that an appropriate rehabilitation and addition would provide the owner more than adequate return on his investment.

One of the main goals of the historic preservation ordinance is to help maintain original structures within the district. Allowing this demolition not only strips the district of a significant historic resource, but also sets a precedence that could essentially begin, again, the slow destruction of all the historic districts. I ask that you please not approve this demolition.

Thank you,

Joy Tober 1540 Columbia St Houston Heights

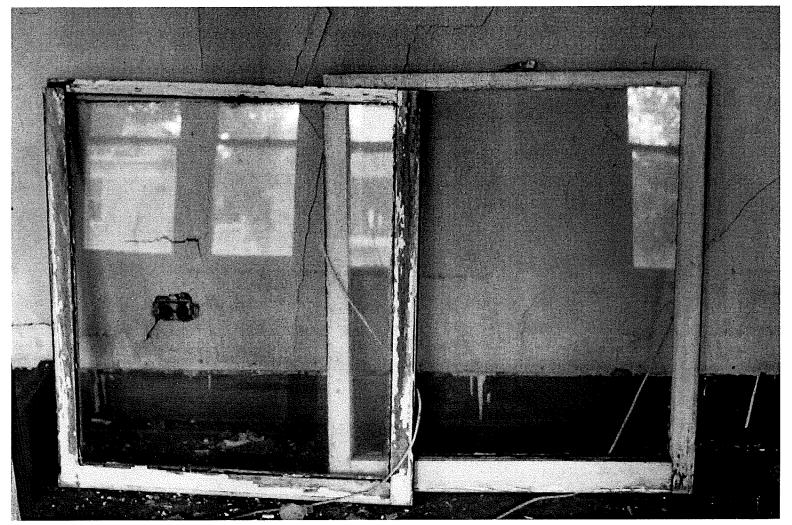


ATTACHMENT C PHOTOS 177

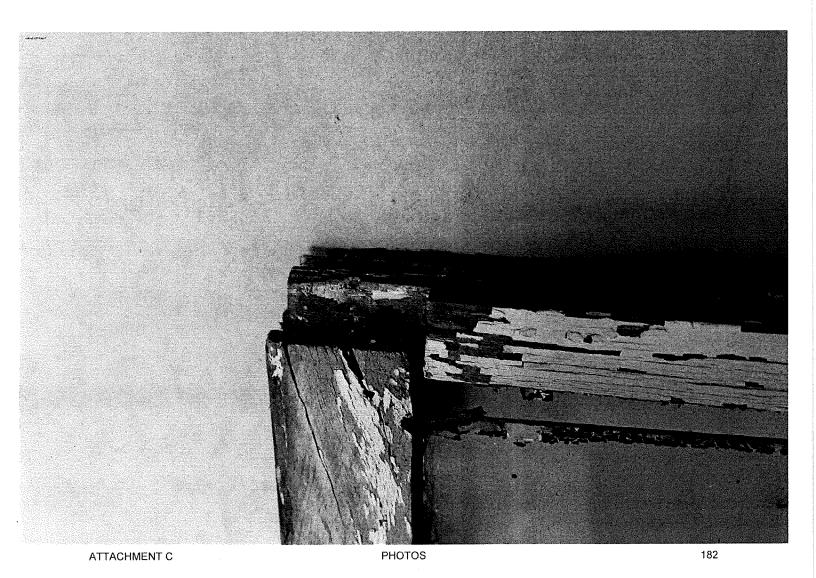


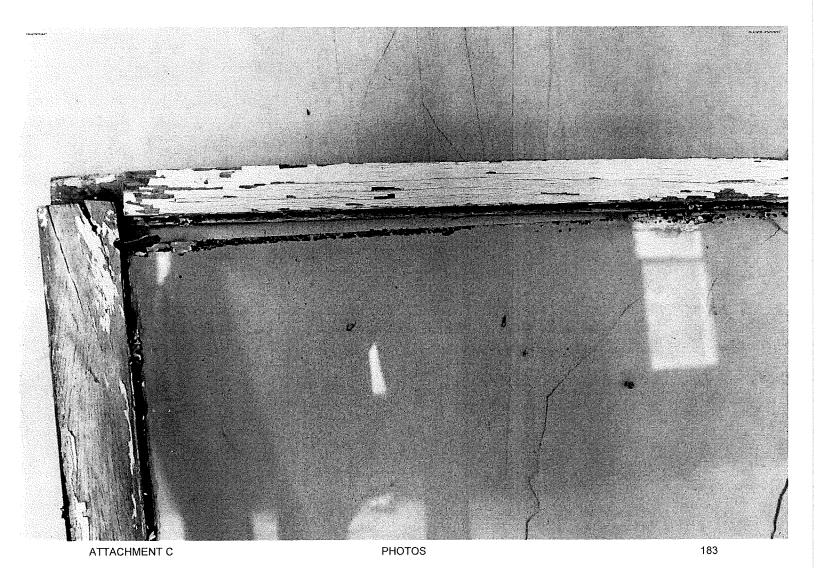






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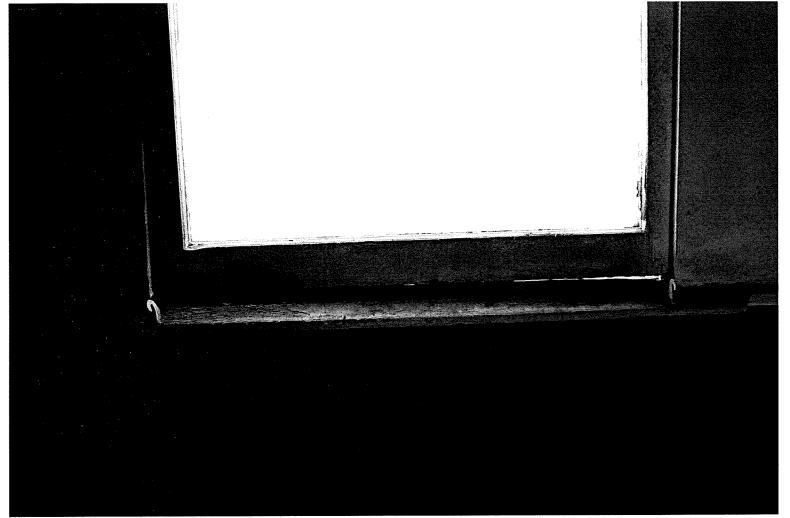


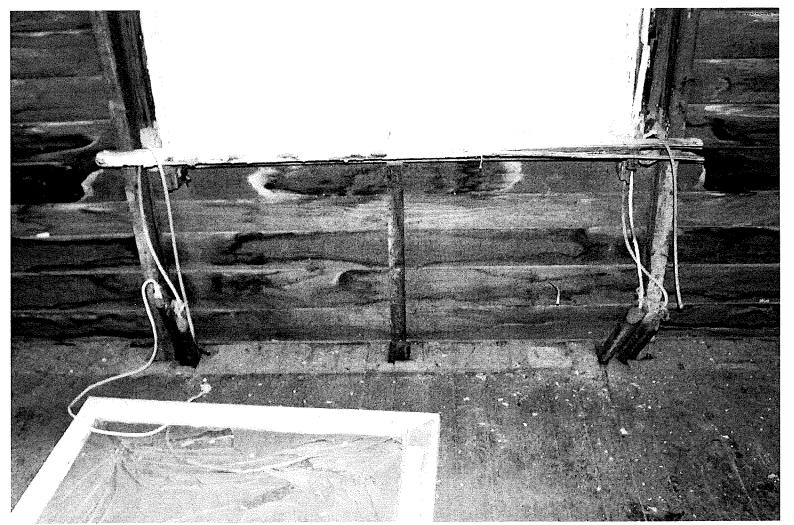


ATTACHMENT C PHOTOS 186

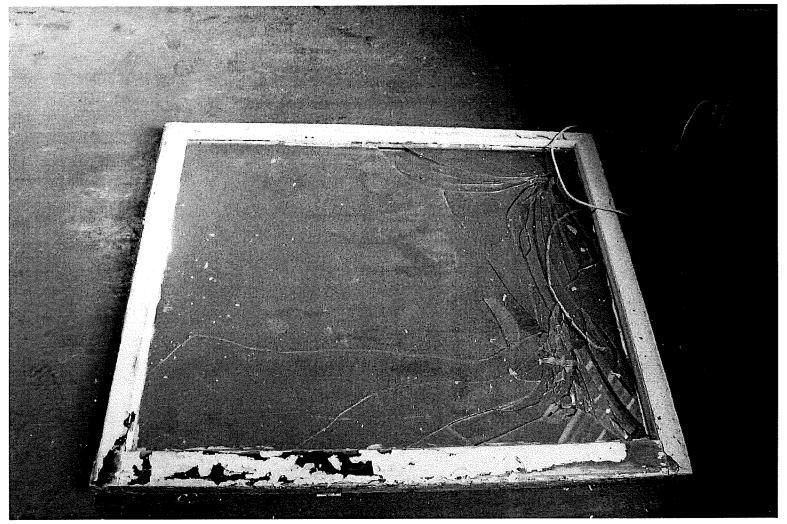


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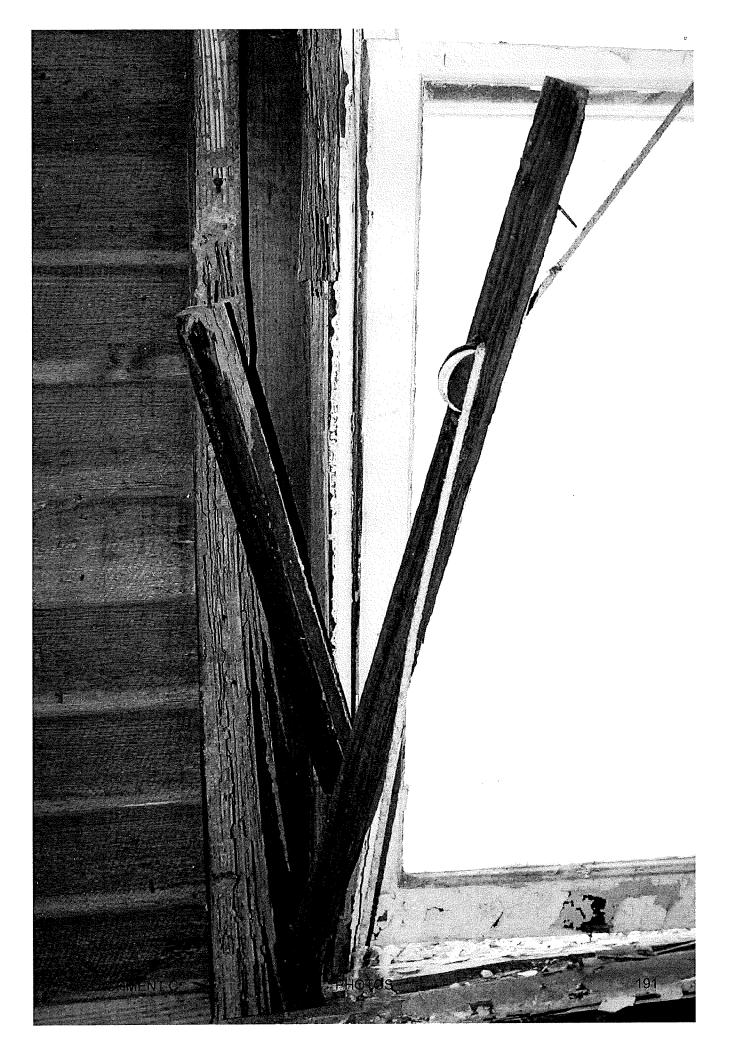




ATTACHMENT C PHOTOS 189



ATTACHMENT C PHOTOS 190







ATTACHMENT C PHOTOS 193



ATTACHMENT C PHOTOS









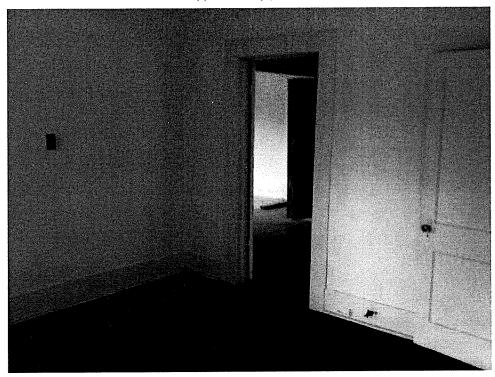
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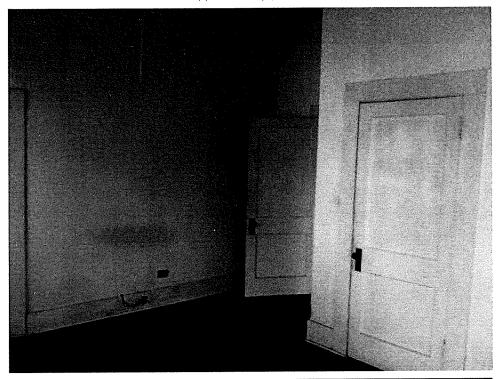
Photos from COA Application by prior owner, August 2010





202

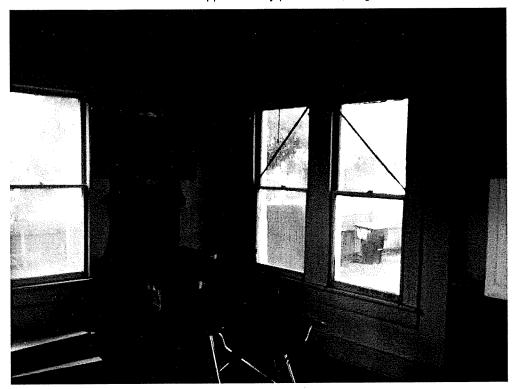
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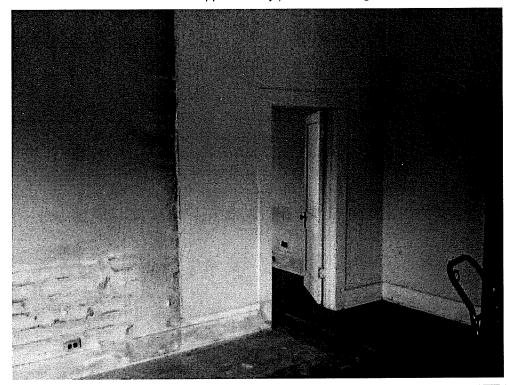
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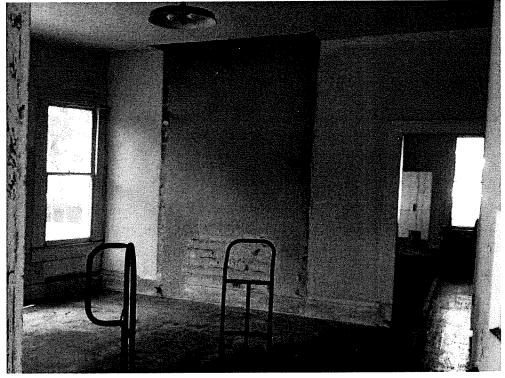
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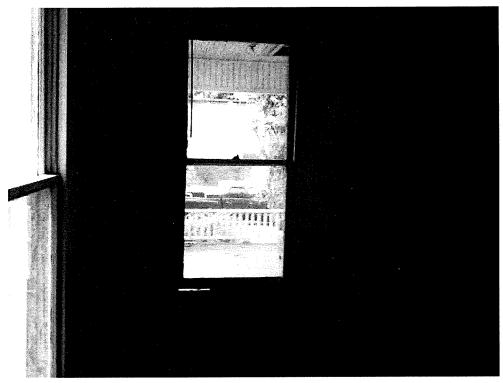


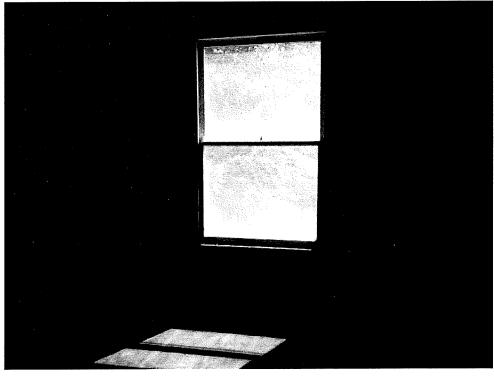


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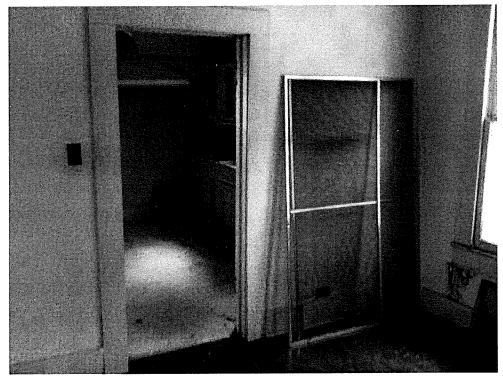


Photos from COA Application by prior owner, August 2010





6/9/2017















CARPENTER & ASSOCIATES, ARCHITECT

8441 Gulf Freeway, Suite 105. Houston, Texas. 77017 Telephone: 713-644-1600 • Cell: 713-320-0250



March 27th, 2017

Houston Archaeological and Historical Commission (HAHC) Planning & Development Department 611 Walker St. 6th Floor Houston, TX. 77002

Re:

901 Heights Blvd.

Houston, TX. 77008

Dear HAHC Commission Members,

I am native Houstonian, have lived in Houston all of my life, and have been a licensed architect in the state of Texas for over 30 years. I have observed the existing structure at the 901 Heights Blvd address multiple times, and what follows is my professional opinion and observations.

The architectural assets of this house have seriously deteriorated to an unusable state and are beyond reasonable repair, or are gone. There is no historical value to be preserved due to the existing condition of the house.

I recommend that the commission approves the proposed action of demolition.

I have been engaged to design the house at this location for your future approval. I have agreed to design a house appropriate to the period and style of architecture in this Houston community. The house will reflect the historical and traditional character of the Heights.

Sincerely,

Kathleen Carpenter

Owner, Carpenter & Associates, Architect

athlew M. Carpenter

From:

PD - Planning Public

Sent:

Wednesday, May 10, 2017 8:37 AM

To:

Catherine and Roger Watkins

Cc: Subject: PD - Historic Preservation RE: 901 Heights Blvd - COA Application

Categories:

Digital Folder Created, Forwarded assg. Planner

We appreciate your comments to the City of Houston's Planning and Development Department.

Teresa Geisheker, Planner II, Senior Planner

City of Houston Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002, 832-393-6543, Main 832-393-6600
www.HoustonPlanning.com



From: Catherine and Roger Watkins

Sent: Tuesday, May 09, 2017 6:29 PM

To: PD - Planning Public

Subject: 901 Heights Blvd - COA Application

Dear HAHC Members

A COA application for demolition of 901 Heights Blvd has been submitted by Ryan Strickland, President of S&I Residential Company. This company is listed on Harris County Appraisal District records as owners since 2014. We've observed that the property has been neglected during this time with only limited attempts to make the property weather proof.

We therefore object to this application due to neglect.

Regards

R Watkins - Heights South

From:

Taus, Kathleen - PD

Sent:

Thursday, May 11, 2017 4:24 PM

To:

Kriegl, Matthew - PD

Subject:

FW: 901 Heights Blvd

From: Andrew Sharenson

Sent: Thursday, May 11, 2017 3:55 PM

To: PD - Historic Preservation **Subject:** 901 Heights Blvd

I am writing in opposition of the application for a certificate of appropriateness to demolish the home at 901 Heights Blvd. As I am sure you are aware, the same applicant applied for a COA to demolish the building in 2014. The application was denied. Since then, the applicant has let the building sit and it does not appear that anything has been done to prevent further degradation of the building. As is clear from the current application, this has resulted in additional damage to the building as the result of termite infestation, vandalism and water intrusion. If HAHC granted the application this time, it would set a dangerous precedent that would encourage neglect of buildings that are difficult restoration/renovation projects. The Historic Ordinance has demolition by neglect provisions to prevent just this sort of circumstance from occurring.

Andrew Sharenson

JOHNSON DELUCA KÜRISKY & GOULD, P.C. 4 HOUSTON CENTER 1221 Lamar Street, Suite 1000

Houston, Texas 77010 Telephone: 713.652.2525 Facsimile: 713.652.5130

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From:

David Croskery

Sent:

Wednesday, May 17, 2017 4:08 PM

To:

Kriegl, Matthew - PD; PD - Historic Preservation

Subject:

901 Heights

Good afternoon,

My wife and I looked at this house before purchasing and undertaking a multi-year renovation of a 1915 bungalow on Allston Street. Our visit to the property was short as we both quickly realized the home was beyond repair for us and most people with even minimal financial responsibility.

We have now been walking past this eyesore for over 3 years and would like to see a new single family home on the site.

Thank you,

David and Kris Croskery

Sent from my iPad

From:

Anna Weinzapfel

Sent:

Tuesday, May 16, 2017 7:35 PM

To:

PD - Historic Preservation; Kriegl, Matthew - PD

Subject:

901 Heights BLVD - A concerned Neighbor

My wife and I plan to attend the demolition hearing Thursday, and we wanted to submit some comments in strong support of the demolition before the hearing, so we asked Ryan who to contact. Please take into account our comments before you rush to a decision on 901 Heights BLVD.

My name is Stephen Weinzapfel. We are residents and owners of 909 Heights BLVD since 2009, and with the exception of Ryan Strickland, I would argue that we have the most at stake at this hearing, as we live two doors down from this piece of urban blight. We are the closest single-family residence to this structure. When we moved to this neighborhood, we fell in love with the historical charm, and we supported the efforts to conserve this with the thought that these rules would be applied with an element of common sense and for the good of the community. Based on the prior decisions to date with this property, we are re-thinking our previous support for the historic ordinances, as the members of the panel have clearly failed in this particular case towards the improvement of this community.

901 Heights BLVD is a clear eyesore, or cancer on Heights BLVD that must be removed. With the exception of the, now demolished garage apartment, this home has been completely abandoned since before we moved in in 2009. If the commission is concerned about precedent, I would note that this structure has been abandoned since before the Historical Ordinance was even passed. How many demolition applicants can state that? Whoever designated an unlivable home infested with termites and beyond repair as "contributing the character of the neighborhood" made a mistake. The wear and tear on this structure is obvious. The roof has holes in it, the floors are now gone, the ceiling is removed, the windows are gone, the siding is falling off, the termites are eating it away, and eventually, the whole structure could give way. We have had drywood termites twice since we owned our home, and our most recent fumigation was \$5,200. My opinion is the most likely source of these, is this structure. Are the members of this panel planning to all chip in and pay for the next time we have this problem? This home has a bus station in front of it, and at various times homeless people have lived in this structure, people have likely drank inside of it, its had graffiti on it, and I would bet that crimes have been committed here too. Do you want this next to your house? I have two daughters, and I will hold each one of you personally responsible if a criminal element from this home causes any harm to my family. Honestly, I would much prefer a vacant lot, or townhomes, or basically anything short of a gentlemen's club at this location.

Please grant Ryan Strickland the right to remove this cancer from the neighborhood, and add a new single family home in its place. Please give him the leeway to build a single family home that he deems the highest and best use, which fits everyone's goal towards maximizing property values in the city, and in turn, city funds. Thanks for your time, and please don't make the same mistake twice by rejecting the demolition of this home.

Feel free to call me if you have any questions. I love this neighborhood and want to improve it.

Thanks & Regards, Stephen & Anna Weinzapfel (832) 266-8761 909 Heights BLVD Houston, TX 77008

May 18, 2017 HAHC Meeting Transcript

Matthew Kriegl: The applicant requests approval to demolish a one story contributing residence under unusual and compelling circumstances. The HAHC denied a COA for the demolition of the existing residence in November of 2014 under the criteria for both unreasonable economic hardship and unusual and compelling circumstances. In 2010, the previous owner received a Certificate of Appropriateness for an addition that was never constructed, though interior demolition began in 2011 without permits. The current owner acquired the property in as-is condition and knew of the most visible deficiencies, including the missing floor, the missing plumbing, electrical, etc. upon purchase in 2014. In 2014, upon application for demolition the first time, structural and termite reports were obtained by the owner and submitted to the HAHC identifying not only obvious issues, but more technical concerns. Under the current owner, the residence has remained vacant, and the house has further deteriorated. All of the windows have been removed by vandals and termite issues have yet to be remedied. The house was only recently boarded up by the owner to prevent further damage and vandalism. In the previous HAHC meeting, it was discussed that the termite and other structural damage might constitute an unusual and compelling circumstance. However, no evidence was observed by staff or provided in the application materials to suggest that the historical material is so damaged that it is not repairable. Based on the submitted structural reports in conjunction with staff observations, the house was not built to existing modern code, as is the case for all of our historic buildings in all of our historic districts, and had some of its structural components removed. This is not a case for demolishing the house, since the code issues are mostly grandfathered and can be remedied by reinforcing existing materials. Missing components can be replaced or reinstalled to meet current code. The owner also peeled away portions of the two outer layers of siding to reveal original wood siding. The historic material on the exterior of the building our staff was able to observe is in relatively sound condition. Staff observed some termite damage, but that was most severe in locations of past leaking pipes. The request for demolition was denied in 2014, saying there was not an unreasonable economic hardship, based on the four criteria. The HAHC also denied the project under the 3 criteria for unusual and compelling circumstances. Although new information has been submitted for staff to review, none of that material substantiates that there is an unusual and compelling circumstance, based on the criteria. Any change in the condition of the property, including further deterioration, loss of historic material, and unmitigated termite issues, has occurred under the current ownership since 2014. And at the very least, the applicant should take immediate action to halt and prevent further deterioration from neglect and vandalism. See enclosed application materials and detailed project description on page 6-27 for further details. See attachments A, B, C, D, and E for more detail. And, staff received five public comments, 3 in support, and 2 in opposition, and we are recommending denial.

<u>Chair Minnette Boesel:</u> Thank you, we have several people here as speakers. The first is Mr. Ryan Strickland, to be followed by Mr. Andres Melgoza. And you are the owner of the property, is that correct?

Ryan Strickland: Yes ma'am, good afternoon. I did buy the property back in 2014. At the time, the previous owners that had the property relayed to me their plans, they showed me the plans that they had had approved. They had the addition on the back that was approximately 500 square feet. I bought it and they told me that it should be a fairly easy remodel, but it was too big of a scope for them because

they were a little bit older. So, I took the project on. This is to be my personal home. We went right away and met with architects and engineers at the site about 4-6 weeks after I closed on it. At that time, the engineers made it apparent that this is not something they think can be saved – not reasonably. And that being that they thought that there was so much replacement there, that when we were done we could be looking at anywhere between 80-90% by the time it was all taken into consideration. I do realize that these are balloon framed houses, they're different than framing styles now. There are differences, and there are certain things that got by with code then that don't now. That stuff doesn't always have to be changed and I do understand that. However, in this house, the previous owner had stripped off all of the inside ship lapping, the only ship lapping that remains is on the center interior walls. Some of them are so eaten by termites that you can literally see through the ship lap into the next room. Staff has made a lot of comments on here that I'm not really sure why. Somethings are very inaccurate, like when I bought the property, there were trees growing into the house. I removed all the branches, so that nothing would touch the roof of the house or the side of the house, and I've kept that maintained. I've kept the yards maintained and I removed the bushes that were growing into the front porch, which is very rotted and deteriorated. I kept the house locked, and after a series of people kicking in the front door and breaking several windows to get into the house, I had decided to board the entire house up. We had vagrants living in there, I had the police come and remove them several times. It kept happening, and there are people who live near me with small children. They were concerned and I understand their concern. I didn't want them there either, it's a liability for me as well. I boarded it up, I even used screws that use the star bits, it's not a standard bit, so that somebody couldn't just come and remove it off. Even after doing all this, somebody then afterwards – they said I just recently did it in their notes, I didn't even discuss when I did it. I have pictures showing I put it up December 23rd, 2015, so it's been on there ever since. Shortly thereafter, within a span of the next 6-7 weeks, somebody ripped the boards off the back of my house, went inside, removed all the shiplap from the ceilings, removed the remaining flooring, and all the windows, and they're gone. When it was done, I don't know. But it's only made this even worse, and I am where I am today.

<u>Minnette Boesel</u>: Thank you. I guess there's value in historic materials in buildings. People want the value of your historic materials, that's why they took it. Are there any questions for our applicant? Thank you. We now have Andres Melgoza. Thank you for being here.

Andres Melgoza: Thank you for having me. I'm the engineer who most recently made an assessment of the property. I'm a licensed professional engineer in Texas, and I'd have to say this is one of the worst ones I've seen. As far as percentages go, to what was still there, the external sheeting, I would say probably the lower 40-50% of it was rotted to some extent. It was covered with vinyl, but as some parts were pulled away, you could see some external damage. As far as the sills go, the foundation supporting the walls, many of them are rotted away, eaten by termites and some form of deficiency. Ceilings there were joist cut in areas that should not have been cut, I think by the previous owners trying to install stairs or make the attic space some sort of habitable area. Numerous places had structural deficiencies, even with it being old growth wood, you can't get around some of the cuts that were made. A lot of sagging material, once again it's old growth wood, but there's only so much sagging and deflection that these members can take and still be functional. The outside deck was rotted away, it was pretty bad. As far as the flooring and the interior go, the inspector came by to take a look, but only managed to come into the front area a few feet, he didn't feel safe with the flooring missing. The way everything was situated so back to the point of damaged beyond repair, you can add a lot of structure to help shore up,

but at some point, the volume of new material is going too far exceed the volume of material that's presently there.

Minnette Boesel: Thank you, any questions? Anna Weinzapfel.

Anna Weinzapfel: Good afternoon, my name is Anna Weinzapfel and I live pretty much right next to Ryan's structure right now. I am a stay at home mom with 2 kids under 4. We like to play outside and share a back alley with hem and every time we go back there I'm so scared of what's going to come out from there. The house is right next to a bus stop and I don't know what kind of creatures live there. I've actually seen a few homeless people living there, and like Ryan said he can't be there to check on that. Since my kids were born we've been scared of that whole area. We moved for 2009 for the historic charm of the area. We've been involved in the historic part of it, and we've always thought something better's going to come about, but ever since 2009, that's what we see. We were shocked when it was turned down the first time because we thought something else would be replaced. It's not fair for potential builders and it's a shame for neighbors for have to see that. I've spent hundreds, maybe even a thousand dollars every year to keep my yard beautiful, but then I Get to see that every day. Everybody should be able to live next to a beautiful house and it's only fair that we get a good building next to us.

Minnette Boesel: Thank you, I believe your husband is the next speaker. Stephen Weinzapfel.

Stephen Weinzapfel: So basically, I have a few things she hasn't said. The home has had a few different owners, and he's not the first that has decided that it didn't make sense to restore it. It's been abandoned since we moved in in 2009, so we're going on 8 years now. We supported the heights historic ordinance and we love the history, but not everything that's old is worth saving, and this place is a venue for crime. To the best of our knowledge, the other home owners want it gone too. That includes one home owner at 915 Heights who actually restored his home. This structure is beyond repair and we are beyond frustrated with it and it needs to go. It needs to go, I understand history, I love history, but regulate what he builds in its place, don't make him keep the structure, because it'll stay vacant and it'll fall down.

<u>Minnette Boesel</u>: Thank you so much. Mr. Strickland, as the applicant, you may have up to 2 minutes if you care to make any other remarks. No? Will staff restate their recommendation please?

Matthew Kriegl: Staff recommends denial.

<u>Minnette Boesel</u>: Any questions for staff? Commissioner Lovell raised her hand first. Commissioner Lovell?

<u>Commissioner Lovell</u>: Again, we come back to, how much original material will be there even if we tell this gentleman to keep the house, and he said it's not worth the money to put the money into it, unless we find someone who wins the lottery. So, I'm just wondering what it is that you think can be salvaged out of this whole thing? So, I'm just wondering, number 1, what do you think can be salvaged? And number 2, is this an asbestos roof? Because my understanding is, are you going to recommend also to keep this roof which can't be insured?

<u>Matthew Kriegl</u>: My answer is, in regard to the roof, if it is an asbestos roof, which it may be, then reroofing would be an approval or it may not even need an approval.

<u>Sue Lovell</u>: Well it looks like to me that most of the mass of the house is the roof. Are you going by exterior to determine what's left?

<u>Matthew Kriegl</u>: The entire shell of the building is essentially intact. The shiplap was removed so the structure should be braced and new structure should be built in there to prevent the house from laterally shifting. but a lot of the material, like the windows, were stolen, the wood siding is still there, the exterior walls are still there, the mass of the building is still there, we would let anyone replace the roof in a historic district.

<u>Sue Lovell:</u> So, does the lack of shiplap make this not structurally sound?

Matthew Kriegl: Parts of the building are not structurally sound

Sue Lovell: So almost all of the shiplap is gone?

Matthew Kriegl: Correct.

Minnette Boesel: Commissioner Hellyer had a comment.

Rob Hellyer: I wanted to specifically address staff's response on the criteria starting with number 1 which is incapable of earning a reasonable return etc. They talk about the estimate that was provided for a 500 square-foot addition but no estimate for a larger addition which would bring it into approximately same size as the proposed new construction of 3700 square-foot which means a 2500 square-foot addition to 12 square-foot house, I'd say likelihood of getting this approved would be pretty slim, but nonetheless, whether its capable of earning a reasonable return or not, it's obviously not going to earn any return in the current condition, so money has to be put into it. So, I'm not convinced they don't meet criteria 1. Criteria 2, similarly, if the property can't be adopted for any other use, I don't feel they don't meet that. The one that sticks for me is #3, that they have to make an attempt to sell the property, and I don't think there's been any evidence that they've tried to sell the property.

<u>Matthew Kriegl</u>: They claimed that it was pocket listed and we have an email or two from the retailer and people interested in purchasing the house, but when they looked at it, some of them never even got inside.

Commissioner Rob Hellyer: So, if they have, it has not been formerly listed in the MLS. So, it's a gray area whether or not it meets the criteria. I don't think unusual and compelling circumstance even applies here. You don't have to meet both, it's one or the other. But, if there has been some attempt to sell the property and there's been no offers, then we have to seriously think, does it meet the criteria or not? I'm going to add something. I go by this house so often that I don't notice it anymore and I have a house on 9th Street. I have noticed the continued deterioration of the property and the COA sign from 3 years ago falling down which has since been replaced.

Minnette Boesel: Commissioner Kelman.

<u>Commissioner Brie Kelman</u>: I walk or drive by this house twice a day with my son to school right there and the sign from November to December 2014, it's such a focal point of our neighborhood to be atrophying there, is just so horrible to me.

Minnette Boesel: Commissioner Cosgrove.

<u>Commissioner John Cosgrove</u>: Can staff comment as to the relationship of this property with demolition by neglect, and what ramifications that designation would have on this site?

<u>Matthew Kriegl</u>: So, that actually did come up in our staff meetings. So, under the demolition by neglect section of the ordinance it describes inadequate foundation, deteriorated floor supports, broken ceiling and roofs, leaks, so some of the issues that this house is having could fall underneath that. There have been efforts made, such as boarding up the windows to prevent intruders from getting in, although there are no floors so you can get in there anyway. We haven't fully investigated the demolition by neglect portion of this, it was just mentioned.

Minnette Boesel: And no remediation for termites at any time?

<u>Matthew Kriegl</u>: Correct. As far as I know, there's been no remediation for termites, which is also part of the demolition by neglect.

Brie Kelman: Did the previous owner do that? I remember the reports, but this was years ago.

<u>Matthew Kriegl</u>: I don't recall if the previous owner had an issue with termites. When the previous owner had the house, it was an intact structure with walls and cabinets and he started a renovation toward the end of 2011 which gutted the house and he walked away from it at that point.

Brie Kelman: Does the owner know about that?

Ryan Strickland: Yes ma'am, we were told when we bought it that all termites had had been treated for. There's even evidence that it had been said that they were previously there and they were gone. The guy that did the report has been doing it for over 30 years and he states it's one of the worst he's ever seen. He said that it's so bad that we should not try to reuse the material that's been affected by the termites.

<u>Minnette Boesel</u>: Thank you. Any other questions of staff? Do you want to restate your recommendation?

Matthew Kriegl: Staff is recommending denial.

Minnette Boesel: Thank you. Any further comments or a motion? Commissioner Cosgrove?

<u>John Cosgrove</u>: Clearly, it's not a means issue if he was able to construct a brand-new garage apartment on the site, he would have had the means to address some of the problems with the house.

<u>Minnette Boesel</u>: Are you suggesting then, in a motion, a deferral in which more information would be obtained from staff and our legal?

<u>John Cosgrove</u>: I would be open to that. I don't know if other commissioners feel. But I move that we defer and have staff investigate demolition by neglect.

<u>Minnette Boesel</u>: Alright the motion is to defer and for staff to investigate demolition by neglect. Is there a second? Commissioner Ardoin seconds. Comments?

Commissioner Edie Archer: What does that mean? So, what happens when it comes back next time?

<u>Matthew Kriegl</u>: I have it in the ordinance that the director may investigate complaints and refer deteriorated contributing structures to the appropriate city department for investigation. If needed, the director will notify the property owner of any required repairs. If required, the property owner must develop a plan acceptable to the director to remedy the property within a specific amount of time. Failure to provide a plan shall be a violation of this article.

Sue Lovell: What are the penalties?

<u>Diana Ducroz</u>: So, enforcement relies on writing citations and the planning department is working on developing capacity to develop citations, but right now we have no way to write a citation, but I agree that this house may meet some of the conditions for demo by neglect.

<u>Sue Lovell</u>: Can I ask you a question? So, if we vote on this and move forward on demolition by neglect, what does that mean for the property owner? What penalties are there? Are there fines?

<u>Diana Ducroz</u>: Demolition by neglect means the city is taking action to have the owner repair the structure.

Sue Lovell: By what action? Will there be fines attached?

<u>Diana Ducroz</u>: Once we have the ability to write citations.

<u>Sue Lovell</u>: I'm asking you right now, if we decide that this is demolition by neglect, what does that mean to this gentleman?

<u>Minnette Boesel</u>: I want to clarify that we are not voting on whether this is demolition by neglect. Commissioner Hellyer, to be followed by Deputy Director Wallace Brown.

<u>Rob Hellyer</u>: If I'm not mistaken, the motion is just to defer. That's all we're voting on. Then we would vote based on what staff provides at that time.

<u>Sue Lovell</u>: But no one can tell us what that means, so I wouldn't vote for that. I'd vote for a deferral today, but then we'd have to come back and vote, if it was that.

Minnette Boesel: I'm just reading under demolition by neglect, the director shall investigate complaints

referring to contributing structures and may refer complaints to the appropriate City department. If needed, the director will notify the property owner of any required repairs. If required, the property owner must develop a plan acceptable to the director to remedy the property within a specific amount of time. Failure to provide a plan shall be a violation of this article.

<u>Sue Lovell</u>: So, in the interest of time, we should vote to defer, and you can come back next month with more information and we can then decide what we're going to do and what action we're going to take.

<u>Diana Ducroz</u>: I have questions. Is the motion to have staff investigate whether we think there's a demo by neglect situation, or take action on a demo by neglect situation?

<u>Minnette Boesel</u>: The way I heard the motion was to ask staff to look into a potential demolition by neglect.

<u>Edie Archer</u>: But what does that mean? We'll be doing this for months. I think they've made some good efforts. I think it hasn't been enough, I think it's been ignored, I don't like it, but why are we going to keep coming back? I think this house is shot, I think we should just get rid of it.

Minnette Boesel: We do have a motion on the floor, to ask staff to look into demolition by neglect.

<u>John Cosgrove</u>: If it's not something that's going to change the outcome, then I'm happy to withdraw the motion and we can just vote on the demolition.

Minnette Boesel: Deputy Director Wallace Brown has a comment.

Margaret Wallace Brown: I think the investigation of demolition by neglect is separate from the action we are asking you to take today. You may ask for a deferral, and you may suggest staff investigate a demolition by neglect, but the two are not intertwined, and that is separate from this commission and would not require coming back to this commission, unless the owner needs to obtain a Certificate of Appropriateness. I believe, and I'm going to ask the attorney to weigh in on this, that your actions are the same as they always are with any other C of A. You may agree to approve staff's recommendation, you may agree to defer. That is independent of you asking the department to investigate demolition by neglect.

<u>Sue Lovell</u>: Who decides whether this is demolition by neglect or not?

<u>Margaret Wallace Brown</u>: My understanding from reading this, that it is an administrative function. The planning director would speak with the department of neighborhoods and the building official to determine the status of the structure, and would consult with our attorneys before we would issue any citations. In my history of working with this, we've pursued this once. We sat down with the building official and property owner, we developed a plan moving forward, which included obtaining a new Certificate of Appropriateness. The planning department and the legal department make the decision whether or not to issue citations, but that happens every day. Municipal Courts issues the citations.

<u>Sue Lovell</u>: But someone has to determine intent and decide that indeed it was intent for that house to fall in on itself. Who makes that decision?

<u>Margaret Wallace Brown</u>: It is my understanding is it's within the purview of the planning department, but I'll do further research. I don't think this has anything to do with the decision you're making here. You may choose any of the three actions, solely based on your opinion of the application in front of you.

<u>Sue Lovell</u>: We have a motion on the floor, unless Commissioner Cosgrove wants to amend the motion.

John Cosgrove: I'm happy to withdraw the motion, and we can just vote up or down on it.

Minnette Boesel: Alright, so you withdraw the motion. Was there a second on it? No? So it wasn't a full motion anyway. Do we have another motion on the floor?

Brie Kelman: I'll move to grant the demolition.

Edie Archer: I'll second.

<u>Minnette Boesel</u>: We have a motion on the floor to accept the applicant's application as presented. The second comes from Commissioner Archer. Is there any other discussion or questions? All in favor of the motion? 4 in favor, 6 opposed. The motion is defeated. Do I hear a new motion? You have 2 options left.

<u>Commissioner David Bucek</u>: I'd like to make a motion to approve staff's recommendation to deny demolition. Is there a second on the motion? Commissioner Garcia Herreros seconds. The motion is to accept staff's recommendation for denial. Are there any other questions?

<u>Sue Lovell</u>: I have a question, so if we vote for this, does that mean we're voting for the house to sit and deteriorate, that's what we'd be deciding. It'll just continue to deteriorate until it falls in on itself and

then it will come back here for new construction.

Minnette Boesel: Commissioner Kelman

<u>Brie Kelman</u>: It's also sandwiched between two 1970s apartment complexes. Not too many people would want to buy a property in between those. That was also in my head.

Minnette Boesel: I believe Ms. Ducroz has a comment.

<u>Diana Ducroz</u>: Yes, staff can look into whether this constitutes a demo by neglect situation, there are 7 criteria in the ordinance we can use, and then we can reach out to the owner to repair a restoration plan for the house, similar to what Deputy Director Wallace Brown mentioned. If they don't, it's a ticket, and they can be fined up to \$500 per day.

<u>David Bucek</u>: I believe one of the consequences of demolition by neglect is the applicant or future owner not being allowed to receive a building permit for a certain amount of time, and I believe there is a restriction on the size. A new structure cannot be larger than the structure that was found to be demolished by neglect.

<u>Diana Ducroz</u>: I can answer that. What you're referring to is an illegal demolition. Those are the penalties if a building is demolished illegally. If the building gets so bad that it appears to be illegally demolished, then we'd have to look into that, but it's not there yet.

<u>David Bucek</u>: Thank you for that clarification.

<u>Sue Lovell</u>: I have one other question. Since this building has been empty since 2010, would it be just this owner, or all other owners who contributed to this happening?

Diana Ducroz: It's the current owner.

<u>Brie Kelman</u>: So, this owner is penalized for work the previous owner did because he tried to come here and couldn't get anything done.

<u>Diana Ducruz</u>: He purchased it in this condition.

<u>Brie Kelman</u>: He's trying to do something better for the neighborhood.

Minnette Boesel: Commissioner Garcia-Herreros.

<u>Commissioner Jorge Garcia-Herreros</u>: I would like to make a proposal to delay this discussion to the very end.

Minnette Boesel: Excuse me, we have another motion on the floor, which was to accept staff's recommendation, unless the person that made the motion and the person that seconded wish to withdraw. Do you both withdraw? Okay, the motion has been withdrawn for a motion to approve staff's recommendation. I hear a new motion on the floor to postpone discussion of this item until the end of the presentation of C of As. Do I hear a second? Alright, Commissioner Lovell seconds. Any discussion? Alright, all in favor? Alright, the motion carries.

<u>Rob Hellyer</u>: So now we are going to resume discussion on 901 Heights Boulevard. We have an additional speaker that is signed up. Mark Hellinger?

<u>Mark Hellinger</u>: If there's going to be a discussion of demolition by neglect, I don't want there to be a secret hearing. I think Mr. Strickland would be willing to work with staff if there are things that need to be fixed up like the termites, in order for the building to be demolished. I don't think there's any grounds for demolition by neglect. He's been boarding up his house and didn't put up a sign that said, "come and take it," it's a house that needs to go and you guys can make that happen. It looks like you guys were going to make that happen until this demolition by neglect thing came up.

Rob Hellyer: Any questions, discussion, motion?

Brie Kelman: I'd like to start a motion to let the applicant come back and talk.

<u>Rob Hellyer</u>: Do we have a second for that motion? Commissioner Lovell seconds. All those in favor? It carries.

Ryan Strickland. Thank you. You were making the point earlier about the signs outside, and I should have taken those down, but in regard to the structures themselves, I have photos that are time stamped showing that I boarded it up. The only thing I haven't done is treat for the termites, but to my defense, that was something the previous owner did, and according to the reports I have, the boards damaged by

the termites could not be reused, so I felt it was not worth an additional \$2,000 at the time, and that's the only thing that's been allowed to continue.

<u>Brie Kelman</u>: I'm glad you brought up the clarification that the previous owner did treat the building for termites. I don't know if anyone else wants to talk about it.

<u>Sue Lovell</u>: It's difficult to take a house down on a boulevard, but on the flip side, what are our alternatives. Do we defer, do we continue to delay? There's not a whole lot of solutions. There's nothing on that side that's historic. It's not what we want it to be, even if we said fix it, what would come back to it is all new. There's not floor, there's not shiplap, the windows are gone, the roof needs to go. What is it that we're clinging to? What moves me are the families that are living next to it. I'd rather move forward with a brand-new house that will look beautiful, otherwise we're going to sit here and watch that house fall down. I'm ready to vote to let them take it down and for them to move forward. That's what I've been thinking about.

Rob Hellyer: Any other comments or a motion?

<u>John Cosgrove</u>: I don't disagree that the house is at the end of its economic life. When I raised the issue of demolition by neglect, if someone sees that as an example, if the next house down the street is left open to the elements and then they come to us, then it sets this precedent and we open ourselves up to other people using this as a way to demolish a house without any repercussion.

Ryan Strickland: Thank you for your point, I just want to say I love Houston and the Heights and I always wanted a house on Heights Boulevard and I didn't think I would find one. When I found it, I got so excited, I called my realtor and said I have to have it. I went into this with the true intention of remodeling this house. But I don't have the money to buy a second house to live in while I work on it.

<u>Rob Hellyer</u>: Not many people are going to be able to sit on a lot for three years and not do anything with it. This is the first candidate for demolition by neglect since I've been on the commission, but I agree with Commissioner Cosgrove that we don't want to see an uptick in those instances.

<u>Sue Lovell</u>: I'd like to be more proactive on looking at houses that are candidates for demolition for by neglect and to contact those home owners to talk about what will happen in the future. I don't know if that's something in our purview.

Rob Hellyer: Deputy Director Wallace Brown.

<u>Margaret Wallace Brown</u>: I think that's an excellent idea, and the Planning department does do that. I can think of a dozen or more that we regularly look at. I don't know if this property has received one of our letters but we are proactive in that regard.

Rob Hellyer: Is anyone ready to make a motion to defer until next month?

<u>David Bucek</u>: I'm prepared to make a motion for that. I'd like to hear from Pete, I just don't think there's enough information.

<u>Rob Hellyer</u>: We have a motion to defer from Commissioner Bucek and Commissioner Lovell seconds. Any more discussion? All those in favor of the motion to defer? It's unanimous.

June 15, 2017 HAHC Meeting Transcript

Matthew Krieg!: The HAHC deferred this application at the May 2017 meeting. Purchased in May 2014, this house was gutted by the prior owner in preparation for renovation that was never constructed. The current owner applied for a C of A in October 2014 to demolish this house, but it was denied by the HAHC after finding no unreasonable economic hardship or unusual and compelling circumstances. Since then, original windows and hardwood floors have been removed. The owner states these have been stolen by vandals. After this occurred, the owner boarded up the window openings Until this last month, the owner has done no other repairs since 2014. In 2015, the owner constructed a new 3 car garage with a 900-square foot apartment above, which remains unfinished. Staff and the Inspector inspected the property, and despite there being some damage, it is not as severe as the property owner maintains. The house still stands as a testament to its overall integrity. Since 2014, the owner has allowed the house to further deteriorate. Staff believes the property can be repaired. Staff recommends denial, as this does not satisfy C 1,2,3 and D 1,2,3. Staff inspected the house and thinks the house is mostly sound and thinks most the damage can be repaired. The owner has not made an effort to sell the property until this month, with a listing price of \$760,000. Staff finds this is unreasonable, as the owner paid \$385,000, and HCAD values the land at \$450,000. The owner has not demonstrated hardship, and staff recommends denial.

<u>Chair Minnette Boesel</u>: We have quite a few speakers, so I would entertain a motion to limit speaking time, other than for the owner to one minute. Commissioner Colum moves to limit the speaking time to 1 minute, except for the applicant. Commissioner Hellyer seconds. All for? All opposed? Motion carries. Mr. Strickland.

Ryan Strickland: We established last time that I met the criteria for number 1 and 2. Staff's claiming that I have not taken care of the property. When I bought it in 2014 I kept it locked up. People kept trying to kick in the door, we had homeless people moving into the house. Finally, I boarded the house on December 23, 2015. We removed trees around the house a few months ago. We removed bushes around the front that were causing further damage to the front porch. There are staff comments saying the front porch is still good. It's not safe to walk on. We went in and patched the roof, because of concerns about the termites. I did list it on HCAD. I understand that's more than I bought it for. HCAD has the land value of my property at 450,000. We all know that the actual value is often more than the HCAD value. We extended all the water lines, extended the sewer lines, replaced the fence, and the garage apartment has been costly. We have lowered the price twice since I listed it for \$760,000 and we've had zero inquiries.

Minnette Boesel: Next, we have Catherine Pyka to be followed by Andres Melgoza:

<u>Catherine Pyka</u>: I am the neighbor who lives next door. I love historical homes. I look next door and I wish that house was gone. Whatever historical value that house had, is now gone. And I know my neighbors feel the same way. When I walk my dog, I see homeless people on the porch, and I do not feel safe with it there. I've seen it boarded up since 2015. When the owner showed me the proposals he had,

I thought they would be great.

Minnette Boesel: Andres Melgoza:

<u>Andres Melgoza</u>: Thank you for your time. I'm the engineer that previously provided the assessment on the house. I take some objection to the staff's recommendation. As far as the house's condition, it did not get this way in a few years, and repairing it would be extensive, such that any historical value would be gone, since it would be an 80-85% new home. In that respect, it's tough to say it's worth keeping from an emotional aspect.

Minnette Boesel: Mr. Stephen Weinzapfel:

<u>Stephen</u> Weinzapfel: I was here last time in support of the demolition. I live 2 doors down from this house, and it's been abandoned since then. The structure was neglected long before the owner purchased the home. I can tell you the neglect is nothing new. This thing has been a mess and should have been demoed a long time ago.

Minnette Boesel: Anna Marie Alphonse, to be followed by Ben Northrup

Anna Marie Alphonse: I've been here since 2008, and we have 2 little children, and we've been waiting for something else to come here. We have to drive by it every day, and I spend a lot of time outside with my children, and I'm not able to walk my children to the corner of the street. We have other neighbors who share the same sentiment. We all want it gone.

<u>Minnette Boesel</u>: Ben Northrup to be followed by Kathleen Carpenter, who is the architect for the property.

<u>Ben Northrup</u>: I am also a neighbor who is moving to have this demolished. I have had my house broken into. There are a lot of homeless people in the area, and the abandoned houses cause a lot of problems. I agree that if you start replacing pieces that need to be replaced, it's not going to look the same. Also, there are much smaller parcels along the boulevard where the asking prices are similar to this one so the value that he's asking for the property is appropriate.

Minnette Boesel: Kathleen Carpenter.

Kathleen Carpenter: I'm a licensed architect. I've been in business for 33 years, I'm a native Houstonian

and am very familiar with the Heights. I was very concerned the first time I visited the house years ago when I came with Ryan. I advised him immediately to get a structural engineer to look at the stability of the house. I was also there when they looked at taking down the existing vinyl siding and it was also very bad.

Minnette Boesel: Thank you very much. Mr. Mark Hellinger is our final speaker.

<u>Mark Hellinger</u>: I spoke at the last meeting briefly. As we talked this through, it seemed like we focused on technical requirements, that seemed to be met except for efforts to sell the property. I want to state that Mr. Strickland did try to sell the property informally. I actually looked at it, but right now it's unmarketable because if anyone wants to buy the property, Mr. Strickland has a legal obligation to tell them that demolition has been denied, as well as show them documentation that the property is incapable of being restored.

<u>Minnette Boesel</u>: Thank you for your comments. Do commissioners have any questions for any of our speakers? Or first, let's have staff restate their recommendation.

Matthew Kriegl: Staff recommends denial.

Minnette Boesel: Commissioner Collum.

<u>Commissioner Ann Collum</u>: If this house was in such horrible condition, what was his intent for purchasing it?

Minnette Boesel: We can ask the applicant if he'd like to answer that question.

Ryan Strickland: I did purchase it to remodel. I did check it out, but I did not realize the extent of the damage. I've always wanted to live in the Heights, specifically Heights Boulevard. I was looking at HAR, got really excited, and told my realtor I had to have it. I did rush into it, but I want to be a part of this community, and I never thought I'd have that opportunity. I'm still living in College Station because I can't afford another place. I thought I'd be able to move in 8 months after purchasing.

Minnette Boesel: Commissioner Hellyer.

<u>Commissioner Rob Hellyer</u>: I have comments and questions. I also have a business on East 9th Street. I want to address a few things in staff's report and get clarification. One comment stated there was no

estimate of repairs provided, did staff recommend to the applicant to get an estimate of repairs? I'm surprised we don't have it.

<u>Matthew Kriegl</u>: There is an estimate of repair that was submitted in the original submission in 2014, those original estimates were resubmitted last month.

Rob Hellyer: In 2014, there were still hard wood floors and windows in the house?

<u>Matthew Kriegl</u>: There were not hard wood floors, but there were windows, which were noted to be in good condition at the time.

<u>Rob Hellyer</u>: With respect to the list price, do you know what square footage of the garage apartment is?

Matthew Kriegl: It's 900 square feet.

Rob Hellyer: If the lot value on HCAD is \$450,000 we should take into consideration the going price per square foot for structures in the heights, which would be around \$300-400 square foot, on the low end that's \$280,000 which gets it to \$720,000. I'm trying to lend some degree of credibility to his asking price. I've seen this house sit here for years. I don't see anything changing about this house if we don't allow it to move forward. What does he need to do at this point to get approval? If he's made the attempt to sell it and has no buyers and we've heard his neighbors, and no one has spoken in opposition of demolition.

Matthew Kriegl: The issue is, in 2014, when the Commission found it did not meet criteria for demolition, that 3 years later the situation hasn't changed. If it meets criteria now, it would be because it was not maintained. Some material is missing, but that has happened since 2014. When the roof holes and not fumigating the house got brought up last month, we received an invoice that it was fumigated for subterranean termites, even though it was only infested by dry wood termites and that the roof was only fixed with \$150 of material and labor. Some of these would be easy fixes, and it's led to the deterioration of the structure.

<u>Minnette Boesel</u>: Thank you, I think you've restated your recommendation. Pete Stockton, the City's inspector, is also here. Does anyone have any questions for Mr. Stockton? Commissioner Lovell?

<u>Commissioner Sue Lovell</u>: It's an asbestos roof, correct?

Minnette Boesel: Commissioner Archer.

Matthew Kriegl: The structural reports say it's an asphalt single roof. Sue Lovell: This is an asbestos roof. Matthew Kriegl: The engineering report says it's a shingle roof. Minnette Boesel: Could you restate the engineer's comment on the roof? Matthew Kriegl: It's an asbestos roof. Minnette Boesel: Commissioner Archer, you have a comment. Commissioner Edie Archer: I don't approve of letting houses neglect and then tearing them down but this is destroying the neighborhood and I don't know what else to do. I would vote to let them tear it down, even though it sets a bad precedent. I'm ready to be done with it. Minnette Boesel: Any other comments? Ben Koush: When the owner bought the property in 2014, did he say he wanted it to be demolished? Matthew Kriegl: He said he wanted to renovate the property, but he did apply for demolition in October 2014. When he bought it in May, he wanted to remodel. But the HAHC said at the time that time it didn't meet any criteria for demolition. Since then, he has sat on it until now. He did pocket list it for a couple months and it was put on the MLS in the beginning of May. Other than that, he has boarded up the windows after they were stolen. It has no floor, so the house has really deteriorated Commissioner Ben Koush: So, it's been on the market about a month, and no one has looked at it? Matthew Kriegl: I believe so.

<u>Edie Archer</u>: Because of legal disclosure, who in the world would buy that property? You'd have to be crazy. They have to disclose everything that's going on, so what use is it to anyone. I think it's terrible, but that house will never sell with all the new disclosure laws.

Minnette Boesel: Any other comments, or a motion?

<u>Sue Lovell</u>: There is a motion about historic preservation. It has sat, bad things have happened to it. But by telling the owner you can't tear it down, this is not the way to remedy that, because you're punishing the neighbors, and who's going to come buy it? I make a motion that we allow them to demolish the property.

<u>Minnette Boesel</u>: Your motion is to approve the Certificate of Appropriateness for demolition, as applied for. There's a motion on the floor, do I hear a second. Commissioner Archer seconds the motion. Are there any last comments? Commissioner Hellyer?

<u>Rob Hellyer</u>: I'm going to vote in support of that, but I want to advise the applicant, if this granted, he'll be coming before us again and will have to work very hard with staff to get a recommendation for approval.

<u>Matthew Kriegl</u>: I just want to point out that three years ago, the property did not meet the criteria for demolition, as determined by HAHC, and since that time, no other information has come forward that would change staff's opinion.

Minnette Boesel: There's a motion on the floor. All in favor of the motion? The motion fails (3-6) Do I hear a new motion? Ann Collum moves to approve staff's recommendation, is there a second? Commissioner Stava moves to second. Any discussion? All in favor? The motion carries 6-3. The motion to deny the Certificate of Appropriateness passes. We hope the applicant continues to work with staff.



Meeting Date: 5/1/2018

Item Creation Date:

TAGGED WRITTEN MOTION

Agenda Item#: 41.

Summary:

WRITTEN Motion by Council Member Gallegos to amend Item No. 42 below, Subsection 3 of proposed ordinance amending Section 39-62 of the Code of Ordinances relating to responsibility associated with replacement and retrieval of Solid Waste containers, as follows:

Amend Sec. 39-62, subsection (3) by inserting the following:

- (3) The department will replace a container due to routine wear when necessary at no charge to the property owner, but not more frequently than once every ten years. and will provide a second replacement within the same time period at a reduced cost only if:
 - a. The property owner requesting a second container is a senior citizen over the age of 65; or
 - b. The property owner is enrolled in the department's pickup for persons with disabilities program as identified in Section 39-80.

For these categories of property owners, the replacement fee shall be waived for a second replacement and only the delivery fee shall be charged

TAGGED BY COUNCIL MEMBER LASTER



Meeting Date: 5/1/2018 ALL Item Creation Date: 2/21/2018

SWD - Amendment to Chapter 39

Agenda Item#: 42.

Summary:

ORDINANCE AMENDING SECTION 39-62 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, relating to responsibility for and establishing fees associated with replacement and retrieval of City solid waste containers - TAGGED BY COUNCIL MEMBER LASTER

This was Item 13 on Agenda of April 25, 2018

Background:

The Solid Waste Management Department (SWMD) spends a significant amount of money annually purchasing an average of 20,000 carts (garbage and recycling) to replace lost, stolen and/or damaged garbage and recycling carts. Those monies are currently not recovered from residents. The useful life of a typical City solid waste garbage or recycling container is about ten (10) years, which can increase depending on how the resident cares for his/her container as well as the quality of SWMD operator's work.

To relieve the City of a portion of the cost of purchasing these carts, the SWMD recommends amending Chapter 39, Section 62 to include a fee to be assessed to residents needing to replace their garbage and/or recycling cart more frequently than once every 10 years. The initial fees would be \$23.84 for the delivery or retrieval of cart; \$40.14 for cart cleaning; and the actual contracted cost of the cart at the time of replacement. The current cost of a cart is \$49.88.

To support this recommendation SWMD reviewed the 311 LAGAN cases regarding container related requests for past fiscal years. During this review, it was found that multiple residents requested replacement carts more than 10 separate times over two years.

In addition, SWMD has observed an ongoing trend of residents improperly acquiring additional garbage and/or recycling carts. When residents fail to properly enroll those carts in the extra capacity program, and pay the associated monthly fee, the extra material collected increases both collection and disposal costs for the City. When improperly acquired carts are identified there is an additional cost to SWMD in the retrieval and cleaning of those carts so that they may be reused. The recommended retrieval fee, and cart cleaning fee would offset this cost to the department.

The anticipated goal of this program will be for residents to take better care of City property and reduce the number of incidences of habitual reports of container replacements, and to recoup expenses for improperly acquired containers. The proposed changes were presented the Council Committee for Regulatory and Neighborhood Affairs on December 14, 2017. Citizens will be

notified of these changes via Citizens Net; direct mail; Next Door and other social media; and by the SWMD Community Outreach team.

The SWMD therefore recommends approving an ordinance amending Chapter 39 of the Code of Ordinances, Houston, Texas, relating to responsibility for and establishing fees associated with replacement and retrieval of city solid waste containers. Proposed revisions to the existing ordinance: Amend Chapter 39, Section 62 by adding new Items (2) through (5). The related fees will be incorporated into the City Fee Schedule and subject the annual CPI adjustments. The amended Chapter 39, Section 62 will address the responsibility for maintaining City solid waste containers, the retrieval and cleaning of improperly acquired City Solid Waste Containers, and the fees associated with those activities.

Harry J. Hayes, Director, Solid Waste Management Department

Contact Information:

Joanne Song, SWMD Chief of Staff

Phone: 832-393-0484

ATTACHMENTS:

Description Type



Meeting Date: 5/1/2018 ALL Item Creation Date: 3/19/2018

nem Creation Date: 3/19/2018

20ESM08 Addtn'l Approp / Halff Associates, Inc.

Agenda Item#: 43.

Summary:

ORDINANCE appropriating \$4,633,769.00 out of Street & Traffic Control and Storm Drainage DDSRF as an additional appropriation to Professional Engineering Services Contract between the City of Houston and HALFF ASSOCIATES, INC for the Storm Water Engineering Program Project (Approved by Ordinance No. 2015-0621); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Street & Traffic Control and Storm Drainage DDSRF - TAGGED BY COUNCIL MEMBER EDWARDS This was Item 27 on Agenda of April 25, 2018

Background:

SUBJECT: Additional Appropriation to Professional Engineering Services Contract between the City and Halff Associates, Inc. for Storm Water Engineering Program Support.

RECOMMENDATION: (SUMMARY)

Approve an ordinance appropriating additional funds to the Professional Engineering Services Contract with Halff Associates, Inc.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Storm Drainage Capital Improvement Plan (CIP) and is required to assist the City with implementation of drainage and paving improvement projects to reduce the risk of structural flooding.

<u>DESCRIPTION/SCOPE:</u> This project consists of project management and staff augmentation, technical services and support, and engineering design services. The specific scope, budget, and schedule shall be established for each separate work order prior to authorization of the project by the City.

LOCATION: The project location and limit shall be established by each separate work order.

PREVIOUS HISTORY AND SCOPE: City Council approved the original Contract on June 24, 2015 under Ordinance No. 2015-0621. Under this Contract, the Consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2016. On February 10, 2016, Ordinance No. 2016-0114, City Council approved an additional appropriation. Under this appropriation, the consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2017. On April 26, 2017, Ordinance No. 2017-0291, City Council approved an additional appropriation. Under this appropriation, the consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2018.

SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE: The requested additional funding will accomplish the following: Continuation of project management, staff augmentation, technical support services, and engineering design services through Fiscal Year 2019 for \$2,873,939.00; and addition of staff augmentation, technical support services, and engineering design services for Storm Water Maintenance Branch through Fiscal Year 2019 for \$1,300,000.00.

I he total requested appropriation is \$4,633,769.00 to be appropriated as follows: \$4,173,939.00 for CIP Cost Recovery.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 24%. The original Contract amount and subsequent appropriation totals \$8,002,823.00 The Consultant has been paid \$4,667,973.41 (58.33%) % to date. Of this amount, \$1,414,893.56 (30.31%) has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$12,176,761.00. The Consultant proposes the following plan to meet the M/WBE goal.

Name of Firms Paid Prior M/WBE Commitmen	Work Description	Amount \$1,414,893.56	% of Total Contract 11.62%
Unpaid Prior M/WBE Commitment		\$ 570,106.44	4.68%
1. Isani Consultants, L.P.	Construction Management and Engineering Services	\$ 400,000.00	3.28%
2. KIT Professionals, Inc	Engineering Consulting	\$ 410,000.00	3.37%
2. Watearth, Inc.	Engineering Support	\$ 200,000.00	<u> 1.64%</u>
	TOTAL	\$2,995,000.00	24.59%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. M-430220-0004-3

Prior Council Action:

Ordinance 2015-0621, dated 06-24-2015 Ordinance 2016-0114, dated 02-10-2016 Ordinance 2017-0291, dated 04-26-2017

Amount of Funding:

\$4,633,769.00 from Fund No. 4042- Street & Traffic Control and Storm Drainage DDSRF (\$4,633,769.00 Supported by Drainage Fees)

Contact Information:

Joseph T. Myers, P.E. Acting Deputy Director, Capital Projects (832) 395-2355

ATTACHMENTS:

Description

Signed Coversheet Maps

Type

Signed Cover sheet Backup Material



Meeting Date:
ALL
Creation Date: 3/19/2018

Item Creation Date: 3/19/2018

20ESM08 Addtn'l Approp / Halff Associates, Inc.

Agenda Item#:

Background:

<u>SUBJECT:</u> Additional Appropriation to Professional Engineering Services Contract between the City and Halff Associates, Inc. for Storm Water Engineering Program Support.

RECOMMENDATION: (SUMMARY)

Approve an ordinance appropriating additional funds to the Professional Engineering Services Contract with Halff Associates, Inc.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Storm Drainage Capital Improvement Plan (CIP) and is required to assist the City with implementation of drainage and paving improvement projects to reduce the risk of structural flooding.

DESCRIPTION/SCOPE: This project consists of project management and staff augmentation, technical services and support, and engineering design services. The specific scope, budget, and schedule shall be established for each separate work order prior to authorization of the project by the City.

LOCATION: The project location and limit shall be established by each separate work order.

PREVIOUS HISTORY AND SCOPE: City Council approved the original Contract on June 24, 2015 under Ordinance No. 2015-0621. Under this Contract, the Consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2016. On February 10, 2016, Ordinance No. 2016-0114, City Council approved an additional appropriation. Under this appropriation, the consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2017. On April 26, 2017, Ordinance No. 2017-0291, City Council approved an additional appropriation. Under this appropriation, the consultant has provided support to the Storm Water Engineering Program through project management, staff augmentation, and technical support services during Fiscal Year 2018.

SCOPE OF THIS ADDITIONAL APPROPRIATION AND FEE: The requested additional funding will accomplish the following: Continuation of project management, staff augmentation, technical support services, and engineering design services through Fiscal Year 2019 for \$2,873,939.00; and addition of staff augmentation, technical support services, and engineering design services for Storm Water Maintenance Branch through Fiscal Year 2019 for \$1,300,000.00.

The total requested appropriation is \$4,633,769.00 to be appropriated as follows: \$4,173,939.00 for contract services and \$459,830.00 for CIP Cost Recovery.

<u>PAY OR PLAY PROGRAM:</u> The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 24%. The original Contract amount and subsequent appropriation totals \$8,002,823.00 The Consultant has been paid \$4,667,973.41 (58.33%) % to date. Of this amount, \$1,414,893.56 (30.31%) has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$12,176,761.00. The Consultant proposes the following plan to meet the M/WBE goal.

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2. Watearth, Inc.

Engineering Support

\$ 200,000.00

1.64%

TOTAL

\$2,995,000.00

24.59%

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

WBS No. M-430220-0004-3

Prior Council Action:

Ordinance 2015-0621, dated 06-24-2015 Ordinance 2016-0114, dated 02-10-2016 Ordinance 2017-0291, dated 04-26-2017

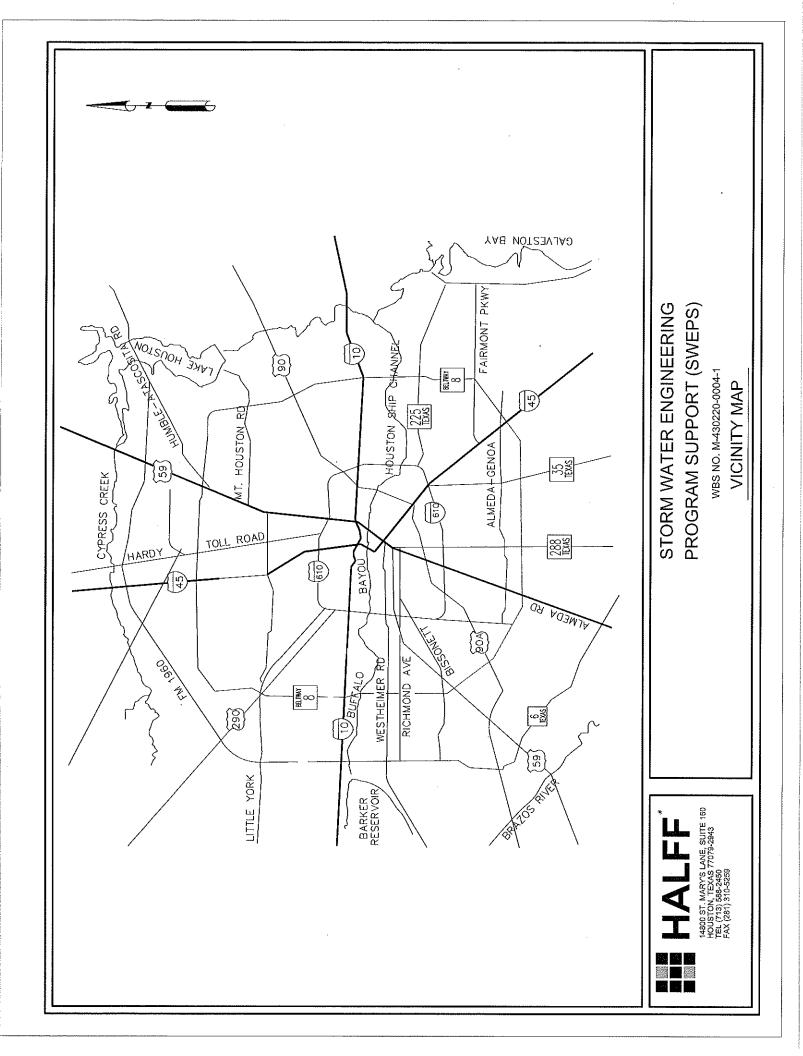
Amount of Funding:

\$4,633,769.00 from Fund No. 4042- Street & Traffic Control and Storm Drainage DDSRF (\$4,633,769.00 Supported by Drainage Fees)

Contact Information: Joseph T. Myers, P.E. Acting Deputy Director, Capital Projects (832) 395-2355

ATTACHMENTS:

Description	Туре
Maps	Backup Material
OBO(Vendor Info Sheets & Letters of Intent)	Backup Material
Form B	Backup Material
Affidavit of Ownership (doc 0455)	Backup Material
Tax Report	Backup Material
POP 1-3	Backup Material
Form 1295	Backup Material





Meeting Date: 5/1/2018 ALL Item Creation Date: 3/16/2018

E26521H - Refuse and Recycling Trucks - MOTION

Agenda Item#: 44.

Summary:

CHASTANG ENTERPRISES, INC d/b/a CHASTANG'S BAYOU CITY AUTOCAR - \$2,924,260.00, MCNEILUS FINANCIAL, INC d/b/a MCNEILUS TRUCK AND MANUFACTURING CO. - \$2,464,040.00 and HOUSTON FREIGHTLINER, INC - \$1,927,735.00 for Refuse and Recycling Trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council for the Solid Waste Management Department - Equipment Acquisition Consolidated Fund - TAGGED BY COUNCIL MEMBER CHRISTIE This was Item 39 on Agenda of April 25, 2018

Background:

S38-E26521H - Approve the purchase of refuse and recycling trucks through the Houston-Galveston Area Council (H-GAC) in the total amount of \$7,316,035.00 for the Fleet Management Department on behalf of Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of refuse and recycling trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of \$7,316,035.00 for the Solid Waste Management Department and that authorization be given to issue purchase orders to the H-GAC contractors, as shown below. These refuse and recycling trucks will be used citywide by the Department personnel to collect residential garbage/trash and residential recycling materials. The funding is included in the adopted FY18 Equipment Acquisition Plan.

H-GAC Contractor:

Chastang Enterprises, Inc. d/b/a Chastang's Bayou City Autocar: Approve the purchase of nineteen (19) blue and one (1) green new 62,000-lb. Gross Vehicle Weight Rating (GVWR) cabs and chassis in the amount of \$2,924,260.00.

McNeilus Financial, Inc. d/b/a McNeilus Truck and Manufacturing Co.: Approve the purchase of nineteen (19) blue and one (1) green 33-cu. yd. auto side loader bodies including mounting on the new twenty (20) 62,000-lb. GVWR diesel powered cabs and chassis being purchased from Chastang Enterprises, Inc. d/b/a Chastang's Bayou City Autocar in the amount of \$2,464,040.00.

Houston Freightliner, Inc.: Approve the purchase of seven (7) 31,000-lb. Gross Vehicle Weight Rating

(GVWR) chassis to be mounted with rear steer bodies, five (5) 35,000-lb. (GVWR) tractors cab and chassis and two (2) 62.000-lb. (GVWR) cab and chassis to be mounted with roll-off hoist bodies. and in the

amount of \$1,927,735.00.

These new cabs and chassis will meet the EPA's current emission standards for vehicles with diesel engines. The cabs and chassis will come with warranties from one to five years/unlimited miles, two years/250,000.00 miles on the engines and four years/unlimited miles on the transmissions. The auto reach side loaders will come with a one-year warranty on the body structure and five year warranty on the hydraulic cylinders. The life expectancy of the refuse truck is seven years or 100,000 miles. These new refuse and recycling trucks will be replacing existing units that have reached their life expectancy and will be sent auction for disposition.

M/WBE Participation:

Zero-Percentage Goal Document approved by the Office of Business Opportunity.

Hire Houston First:

The procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement for this purchase.

Fiscal Note:

There is no estimated impact to the operating and maintenance costs as a result of this CIP project. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

Jerry Adams, Chief Procurement Officer **Finance/Strategic Procurement Division**

Department Approval Authority

Prior Council Action:

Appropriation Ordinance 2017-0678 approved by City Council 08/30/2017

Amount of Funding:

\$7,316,035.00

Equipment Acquisition Consolidated Fund

Fund 1800 - Previously appropriated by Ord. No.: 2017-0678 approved 08/30/2017

Contact Information:

Lena Farris (832) 393-8729 Jordan Hargrove (832) 393-9125 Marchelle Cain (832) 393-6910

ATTACHMENTS:

Type Description

Signed Coversheet - revised 050118 Signed Cover sheet E26521 - OBO Documents **Backup Material**





Meeting Date: 4/24/2018 ALL Item Creation Date: 3/16/2018

E26521H - Refuse and Recycling Trucks - MOTION

Agenda Item#: 39.

Summary:

CHASTANG ENTERPRISES, INC d/b/a CHASTANG'S BAYOU CITY AUTOCAR - \$2,924,260.00, McNEILUS FINANCIAL, INC d/b/a McNEILUS TRUCK AND MANUFACTURING CO. - \$2,464,040.00 and HOUSTON FREIGHTLINER, INC - \$1,927,735.00 for Refuse and Recycling Trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council for the Solid Waste Management Department - Equipment Acquisition Consolidated Fund

Background:

S38-E26521H - Approve the purchase of refuse and recycling trucks through the Houston-Galveston Area Council (H-GAC) in the total amount of \$7,316,035,00 for the Fleet Management Department on behalf of Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of refuse and recycling trucks through the Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) in the total amount of \$7,316,035.00 for the Solid Waste Management Department and that authorization be given to issue purchase orders to the H-GAC contractors, as shown below. These refuse and recycling trucks will be used citywide by the Department personnel to collect residential garbage/trash and residential recycling materials. The funding is included in the adopted FY18 Equipment Acquisition Plan.

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Houston Freightliner, Inc.: Approve the purchase of seven (7) 31,000-lb. Gross Vehicle Weight Rating (GVWR) chassis to be mounted with rear steer bodies, five (5) 35,000-lb. (GVWR) tractors cab and chassis and two (2) 62,000-lb. (GVWR) cab and chassis to be mounted with roll-off hoist bodies, and in the amount of \$1,927,735.00.

These new cabs and chassis will meet the EPA's current emission standards for vehicles with diesel engines. The cabs and chassis will come with warranties from one to five years/unlimited miles, two years/250,000.00 miles on the engines and four years/unlimited miles on the transmissions. The auto reach side loaders will come with a one-year warranty on the body structure and five year warranty on the hydraulic cylinders. The life expectancy of the refuse truck is seven years or 100,000 miles. These new refuse and recycling trucks will be replacing existing units that have reached their life expectancy and will be sent auction for disposition.

M/WBE Participation:

Zero-Percentage Goal Document approved by the Office of Business Opportunity.

Hire Houston First:

The procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement for this purchase.

Fiscal Note:

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Jerry Adams, Chief Procurement Officer Finance/Strategic Procurement Division

Department Approval Authority

Prior Council Action:

Appropriation Ordinance 2017-0678 approved by City Council 08/30/2017

Amount of Funding:

\$7,316,035.00

Equipment Acquisition Consolidated Fund

Fund 1800 - Previously appropriated by Ord. No.: 2017-0678 approved 08/30/2017

Contact Information:

(832) 393-8729 Lena Farris Jordan Hargrove (832) 393-9125 Marchelle Cain (832) 393-6910

ATTACHMENTS:

<u> </u>	
Description	Туре
Department Sign-Off	Backup Material
Fiscal Form A	Backup Material
<u>E26521 - Form B</u>	Backup Material
E26521 - OBO Documents	Backup Material
E26521 - Fair Campaign Ordinance for Chastang	Backup Material
E26521 - Delinquent Tax Report for Chastang	Backup Material
E26521 - Chastang Affidavit of Ownership	Backup Material
E26521 - Chastang Contract	Backup Material
E26521 - Fair Campaign for Freightliner	Backup Material
E26521 - Delinquent Tax Report for Freightliner	Backup Material
E26521 - Freightliner Affidavit of Ownership	Backup Material
E26521 - Houston Freightliner Contract	Backup Material
E26521 - McNeilus Fair Campagin	Backup Material
E26521 - McNeilus Contract	Contract/Exhibit
E26521 - RCA Funding Summary	Financial Information
Ordinance	Ordinance/Resolution/Motion
RCA#E26521H-Refuse and Recycling Trucks	Signed Cover sheet

RCA#E26521H-Refuse and Recycling Trucks





either to the City or the City's contractor.

Goal Modification Request Form

1. Date: 3/26/2018 2. Requesting Department: Solid Waste Management 3. Solicitation Number: E-26503
4. Solicitation Name: Purchase of twenty-two (20) Refuse Bodies 5. Estimated Dollar Amount: \$2,464,040.00
6. Description of Solicitation (attach specifications/supporting documents): Purchase of twenty-two (20) Refuse Bodies for the Solid Waste Management Department
PLEASE INDICATE WHETHER A PREVIOUS CONTRACT EXISTED FOR THIS SOLICITIATION.
A. Previous contract (if any): Yes O No O B. Previous contract number:
C. Goal on last contract D. Was goal met? Yes O No O
E. If goal was not met, what percentage did the vendor achieve?%
F. Why wasn't goal achieved?
SELECT ONE TYPE OF GOAL MODIFICATION REQUEST FROM THE FOUR OPTIONS BELOW.
1. WAIVER A. I am requesting a waiver of the MWSBE Goal: Yes No B. Reason for waiver: (Check one) A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy If goods and services are specialized, technical, or unique nature as to require the City department to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors or technical consultants) MWSBE provisions impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or is not in the best interest of the City; or Level of MWSBE availability would produce minimal MWSBE participation. Other: C. Detailed explanation for Waiver Reason:
2. COOPERATIVE OR INTER-LOCAL AGREEMENT A. Is this a Cooperative/Inter-Local agreement? Yes No O B. If yes, please specify the name of the agreement: H-GAC Contract RH08-16 C. Did the Department explore opportunities for using certified firms? Yes No O D. Please explain how the department explored opportunities for using certified firms: The specifications in the cooperative purchasing agreement contracts for vehicles being purchased were reviewed to determine if there was any divisible work.
E. Please explain why the Department did not explore opportunities for using certified firms: The review revealed that there is no divisible work. The vehicles will be shipped directly from the manufacturer to the local dealer who in turn will deliver the vehicles



OBO Assistant Director or Designee

Goal Modification Request Form

Tracking #

OBO Reason

100 110 Jyes, picase comple	ete a Contract-Specif	ic Goal Request Form and submit v	vun inis jorin.
A. I am requesting a revision of the M. B. Original goal: C. Pr. E. Will the project be re-advertised? G. Detailed reason for request:	MWSBE Goal that he roposed new goal:	D. Advertisement date:	
Concurrence: Natural Diagram Requesting Department Initiator	<u>3 - 71 - 71</u> 014 C Date	Department Director or Design	3/3(L/S) ee Date
F	FOR OBO OFFICE	USE ONLY:	MI -
PPROVED;	FOR OBO OFFICE	USE ONLY:	
	FOR OBO OFFICE		W-864
			<i>W-864</i> Tracking #

Date





Request Form

1. Date: 3/23/2018 2. Requesting Department: Solid Waste Management 3. Solicitation Number: E-26503
4. Solicitation Name: Purchase of thirty-four (34) Cab & Chassis 5. Estimated Dollar Amount: \$4,851,995.00
6. Description of Solicitation (attach specifications/supporting documents): Purchase of thirty-four (34) Cab & Chassis for the Solid Waste Management Department
Pulchase of fillity-lour (34) Cab & Chassis for the Solid Waste Management Department
PLEASE INDICATE WHETHER A PREVIOUS CONTRACT EXISTED FOR THIS SOLICITIATION.
A. Previous contract (if any): Yes O No O B. Previous contract number:
C, Goal on last contract D. Was goal met? Yes O No O
E. If goal was not met, what percentage did the vendor achieve?%
F. Why wasn't goal achieved?
\cdot
SELECT ONE TYPE OF GOAL MODIFICATION REQUEST FROM THE FOUR OPTIONS BELOW.
1. WAIVER
A. I am requesting a waiver of the MWSBE Goal: Yes No
B. Reason for waiver: (Check one)
A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy
If goods and services are specialized, technical, or unique nature as to require the City department
to select its contractor without application of MWSBE provisions (such as contracts for expert
witnesses, certain financial advisors or technical consultants)
MWSBE provisions impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or is not in the best interest of the City; or
Level of MWSBE availability would produce minimal MWSBE participation.
Other:
C. Detailed explanation for Waiver Reason:
2. COOPERATIVE OR INTER-LOCAL AGREEMENT
A. Is this a Cooperative/Inter-Local agreement? Yes O No O
B. If yes, please specify the name of the agreement: H-GAC Contract HT06-16
C. Did the Department explore opportunities for using certified firms? Yes No
D. Please explain how the department explored opportunities for using certified firms:
The specifications in the cooperative purchasing agreement contracts for vehicles being purchased were reviewed to determine if there was any divisible work.
E. Please explain why the Department did not explore opportunities for using certified firms:
The review revealed that there is no divisible work. The vehicles will be shipped directly from the manufacturer to the local dealer who in turn will deliver the vehicles either to the City or the City's contractor.



OBO Assistant Director or Designee

Goal Modification Request Form

Tracking #

3. REDUCED GOAL (to be completed by the department prior to advertisement) A. I am requesting a MWSBE contract-specific goal below the following city wide goals: Construction (34%) Professional Services (24%) Purchasing (11%) Yes No () If yes, please complete a Contract-Specific Goal Request Form and submit with this form.				
Yes () No () If yes, please comple	te a Contract-Speci,	fic Goal Request Form and submit t	with this form.	
4. GOAL REVISION AFTER ADVERTISEMENT				
A. I am requesting a revision of the MWSBE Goal that has already been advertised: Yes No No B. Original goal: C. Proposed new goal: D. Advertisement date:				
E. Will the project be re-advertised? G. Detailed reason for request:				
Requesting Department Initiator	-23-20/g Date	Department Director or Design	ee Date	
	OR OBO OFFICE	./ ٧		
APPROVED:	·	NON DIVIBLE		
Justie Splenz	3/28/18	HBAC-BOY. COODWALIVE	W-884	
OBO Assistant Director or Designee	Date	OBO Reason	Tracking #	
DENIED:				

Date

OBO Reason



Meeting Date: 5/1/2018

Item Creation Date:

FIN - Houston First Lease amendment

Agenda Item#: 45.

Summary:

ORDINANCE amending Ordinance No. 2011-390 to add a maximum contract amount for the Lease Agreement between the City of Houston and HOUSTON FIRST CORPORATION Formerly HOUSTON CONVENTION CENTER HOTEL CORPORATION; approving and authorizing an amendment to the aforementioned Lease Agreement and a form of a Promissory Note in connection with the same for the repair of City-owned properties damaged by Hurricane Harvey; authorizing the Mayor to execute Promissory Note(s)

Background:

The City's Interim Director of the Finance Department recommends City Council adopt the proposed ordinance to amend the Lease Agreement with Houston First Corporation ("Houston First") formerly Houston Convention Center Hotel Corporation to include provisions regarding the distribution and repayment of insurance and other proceeds as formalized in one or more Promissory Notes, the City's oversight and responsibility as it relates to repairs necessitated by Hurricane Harvey or other federally-declared disasters in the future, and to include a supplemental allocation clause and maximum contract amount up to \$35M under which the Promissory Note(s) may be funded.

On June 1, 2011, City Council adopted an ordinance approving the existing Lease under which Houston First Corporation manages several City-owned properties, such as the Wortham Theater Center, Jones Hall, Jones Plaza, and the George R. Brown Convention Center ("Leased Premises"). Under the terms of the Lease, the City insures the Leased Premises and in the event of any damage to the Leased Premises, the City will make the insurance proceeds available to Houston First to repair the Leased Premises. Hurricane Harvey damaged several of the Leased Premises, such as the landmark, City-owned Wortham Theater Center which sustained substantial flood damage from Hurricane Harvey.

As indicated in the amended Lease, the City will make \$10M in insurance proceeds available to Houston First for the repair of City-owned facilities, such as the construction necessary to ensure the Wortham Theater Center re-opens in September 2018. The City continues to evaluate the insurance apportionment for all impacted City Departments. During the internal reconciliation process, if the City determines that Houston First's portion of the insurance proceeds are less than \$10M, Houston First will be required to repay the City the differential plus interest.

Although the full value of the damage to the Leased Premises continues to be assessed, Houston First estimates the repair costs for the Leased Premises will exceed \$100M. As the need arises,

the City may also make available up to \$25M in additional funding pursuant to the amended Lease and a Promissory Note to continue the extensive repair and reconstruction of the damaged Leased Premises. Under the terms of the Promissory Note, Houston First will repay the City the amounts provided plus interest. In addition, the Lease includes a mechanism for the City to have oversight over the procurements related to repairs of the Leased Premises necessitated by Hurricane Harvey or in the event of other federally-declared disasters.

Fiscal Note: No fiscal note is required for grant-funded items

Tantri Emo, Interim Director

Prior Council Action:

Ordinance 2011-390 (June 1, 2011)

Amount of Funding:

\$10,000,000 – Disaster Recovery Fund (5303)

Contact Information:

Melissa Dubowski, Assistant Director 832.393.9101 Arif Rasheed, Deputy Director 832.393.9013

ATTACHMENTS:

Description Type