

February 17, 2022

The Honorable Mayor and City Council  
City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316

Re: Monthly Engineering Report  
City Council Meeting February 22, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the January 25, 2022 Council Meeting:

### Capital Projects:

- 1. Downtown Waterline Replacement** – It is our understanding the contractor has addressed all punch list items identified at the final inspection and Jones|Carter is preparing the final closeout documents for the project.
- 2. Water Plant No. 3 Improvements** – The contractor is continuing construction of the ground storage tank, hydropneumatic tank, and cooling tower. We have received Pay Estimate No. 1 in the amount of \$252,441.00 enclosed as Attachment 01. The project is approximately 73% complete by time and 27% complete by value as of December 31, 2021. Below is a photo of the progress of work as of February 9, 2022.



**3. GLO Projects**

- a. **Ander's Branch Drainage Improvements** – We are working with Jones|Carter, GrantWorks, and City Staff to work through regulatory requirements.
  - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We approved the plans and specifications on January 20<sup>th</sup>. The project began advertising for bids on January 26<sup>th</sup> and bids opened on February 16<sup>th</sup>. We expect to present a Recommendation of Award at the March 8<sup>th</sup> meeting of the City Council subject to receipt of approval from the General Land Office.
  - c. **Water Plant No. 3 Generator** – We approved the plans on February 2<sup>nd</sup>. The project began advertising on February 9<sup>th</sup> and bids are scheduled to be opened on March 2<sup>nd</sup>.
4. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We have requested, but not received, a schedule from TxDOT for design and construction of a traffic signal at this intersection.
  5. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We provided the completed study to TxDOT for their consideration, but have not received a response at this time.
  6. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – By confirmation of the Council the project was awarded to Pinnacle Pumping Services at the January 22, 2022 Council meeting. The contractor returned signed contract documents. We will review contract documents with the City's attorney and plan to provide comments back this month.
  7. **Clepper Sidewalks** – The survey work is complete and we are nearing completion of the construction plans. We plan to meet with City Staff this week to review the preliminary plans in order to have the plans ready to bid by next month.
  8. **15-Year Capital Improvement Plan** – The Draft 15-year capital improvement plan was provided at the February 8<sup>th</sup> Council meeting.

**Developments:**

1. **Feasibility Studies**
  - a. No active feasibility studies at this time.
2. **Plan Reviews**
  - a. **Shipley's** – We did not receive revised plans this month.
3. **Plat Reviews**
  - a. **Hills of Town Creek Section 5 Preliminary Plat** – This plat was presented and approved at the February 1<sup>st</sup> meeting of the Planning and Zoning Commission.

- b. **Porter Farms** – We have received a preliminary plat for review and will be presenting at the March 1, 2022 meeting of the Planning and Zoning Commission for review and approval.

**4. Ongoing Construction**

- a. **Town Creek Crossing, Section 1** – The developer’s engineer advised the City that all punchlist items were addressed, with the exception of crosswalk striping, on February 14, 2022. We performed an inspection on February 17, 2022 and found that not all punchlist items had been completed. We are working with the developer to address the remaining punchlist items.

**5. One-Year Warranty Inspections**

- a. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
- b. **Hills of Town Creek, Section 3** – The developer has completed the previously discussed repairs to the streets. The streets were flooded on February 7, 2022, and then subsequently inspected on the 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> to confirm the repairs addressed the ponding issues. A summary of our findings and recommendation are included as a separate agenda item.
- c. **Hills of Town Creek, Section 4** – The warranty period for this project will end on March 24, 2022.

**General Ongoing Activities:**

- 1. **Redbird Meadow (Kammerer Tract)** – We received updated phasing and timeline information from the developer for the proposed project. We are working with the developer’s engineer to work on the timing of required capital improvements to coincide with the provided phasing plan and schedule.
- 2. **TPDES Permit Renewal** – The permit renewal applications for both the Stewart Creek and Town Creek wastewater treatment plants were deemed administratively complete and are undergoing technical review.
- 3. **FM 1097 & Atkins Creek Drainage Improvements (TxDOT)** – We are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
- 4. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – It is our understanding the required utility relocations are still ongoing. It is our understanding the paving work will be completed within 4 months after all utilities are relocated.

5. **Access Management along SH-105 (TxDOT)** – As you are aware, construction has begun on the access management project along SH-105. According to TxDOT, construction within the City is anticipated to be complete in late summer/early fall 2022. We are continuing to work with TxDOT to obtain a more detailed project schedule that will show the timing and duration of the project's impact within the City limits.
6. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
7. **Emergency Preparedness Plan** – In accordance with Senate Bill 3, we are nearing completion of the Emergency Preparedness Plan for the City and are working with the City's Operator and Public Works Director to complete the final information. We will submit the final plan in February, in advance of the March 1, 2022 deadline.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Meeting Files\Engineer's Reports\2022\01-2022 Engineer's Report.docx

Attachments - Water Plant No. 3 Improvements – Pay Estimate No. 1  
Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery  
Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Diana Cooley – City of Montgomery, Deputy City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney LP, City Attorney



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
Fax: 713.777.5976  
[www.jonescarter.com](http://www.jonescarter.com)

January 28, 2022

The Honorable Mayor and City Council  
The City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316

Re: Construction of Water Plant No. 3 Improvements  
City of Montgomery  
Texas Water Development Board No. 62715

Dear Mayor and Council:

Enclosed is the Application and Certificate for Payment No. 1 from R+B Group, Inc. for the referenced project. This application covers construction activities for the referenced project during the period from May 26, 2021 to December 31, 2021. The estimate is in order and is being submitted in accordance with TCEQ Rule 293.62. We recommend payment in the amount of \$252,441.00 to R+B Group.

As of December 31, 2021, the project is 73% complete by total contract time and 27% by total contract value. The Contractor has requested **0 impact days** for this payment period. During this period, the contractor obtained performance and payment bonds, mobilized, demolished the existing ground storage tank, installed the new ground storage tank foundation, relocated the chlorine solution line, furnished the heat exchanger, installed duct bank and the new hydropneumatic tank.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Toby W. McQueary'.

Toby W. McQueary, PE

TWM:tms/kmd

K:\W5841\W5841-0030-00 Water Plant No. 3 Improvements\3 Construction Phase\Pay Estimates\Pay Estimate 1

Enclosure

cc: Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Diana Cooley – City of Montgomery, Deputy City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Mr. Brian D. Morrison – R&B Group, Inc.  
Mr. Chris Roznovsky, PE – Ward, Getz & Associates, PLLC, City Engineer  
Mr. Bill Blaik – Texas Water Development Board



**APPLICATION AND CERTIFICATE FOR PAYMENT**

**TO OWNER/CLIENT:**  
 City of Montgomery  
 101 Old Plantersville Road Montgomery, Texas 77316 United States

**PROJECT:**  
 City of Montgomery - WP No. 3 Improvements  
 109 Business Park Drive  
 Montgomery, Texas 77356

**APPLICATION NO:** 1  
**INVOICE NO:** 1  
**PERIOD:** 05/26/21 - 12/31/21  
**PROJECT NOS:** W5841-0030-00

**DISTRIBUTION TO:**

**FROM CONTRACTOR:**  
 R + B Group, Inc.  
 1213 N. Durham Dr. Houston, Texas 77008 United States

**VIA ARCHITECT/ENGINEER:**  
 Toby McQueary (Jones|Carter)  
 6330 West Loop South Suite 150 Bellaire, Texas 77401  
 United States

**CONTRACT DATE:** 05/26/21

**CONTRACT FOR:** Construction of Water Plant No. 3 Improvements

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. Original Contract Sum	\$996,550.00
2. Net change by change orders	\$23,895.23
3. Contract sum to date (line 1 ± 2)	\$1,020,445.23
4. Total completed and stored to date (Column G on detail sheet)	\$280,490.00
5. Retainage:	
a. 10.00% of completed work	\$28,049.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$28,049.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$252,441.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8. Current payment due	\$252,441.00
9. Balance to finish, including retainage (Line 3 less Line 6)	\$768,004.23

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this Month:	\$23,895.23	\$0.00
Totals:	\$23,895.23	\$0.00
Net changes by change order:	\$23,895.23	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: R + B Group, Inc.

By:  Date: 1/28/22

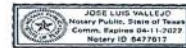
State of: TEXAS

County of: Montgomery

Subscribed and sworn to before  
 me this 28th day of January

Notary Public:

My commission expires:



**ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$252,441.00

*(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)*

ARCHITECT/ENGINEER:

By:  Date: 1-28-2022

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

A	B	C					D		E		F	G		H	I	
Item No.	Description of Work	Qty	Unit Price	Scheduled Value	Approved Changes	Revised Scheduled Value	From Previous Application (D+E)		This Period		Materials Presently Stored(Not in D OR E)	Total Completed and Stored to Date (D + E + F)		% (G/C)	Balance to Finish (C-G)	Retainage
							Qty	Value	Qty	Value		Qty	Value			
<b>1 - Mobilization, Bonds &amp; Insurance</b>			<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>		<b>\$0.00</b>		<b>\$30,000.00</b>	<b>\$0.00</b>		<b>\$30,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$3,000.00</b>
1 . 1	Move in, Set up, and Bonds	1.0	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	0.0	\$0.00	1.0	\$30,000.00	\$0.00	1.0	\$30,000.00	100.00%	\$0.00	\$3,000.00
<b>2 - Demolition</b>			<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>		<b>\$0.00</b>		<b>\$20,000.00</b>	<b>\$0.00</b>		<b>\$20,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$2,000.00</b>
2 . 1	Demolish Existing GST	1.0	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	0.0	\$0.00	1.0	\$20,000.00	\$0.00	1.0	\$20,000.00	100.00%	\$0.00	\$2,000.00
<b>3 - Electrical Construction</b>			<b>\$130,000.00</b>	<b>\$130,000.00</b>	<b>\$0.00</b>	<b>\$130,000.00</b>		<b>\$0.00</b>		<b>\$1,500.00</b>	<b>\$0.00</b>		<b>\$1,500.00</b>	<b>1.15%</b>	<b>\$128,500.00</b>	<b>\$150.00</b>
3 . 1	Rough in Building	1.0	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$30,000.00	\$0.00
3 . 2	Underground Duct Bank "J"	1.0	\$24,000.00	\$24,000.00	\$0.00	\$24,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$24,000.00	\$0.00
3 . 3	Underground Duct Banks "G, H & I"	1.0	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$20,000.00	\$0.00
3 . 4	Underground Electrical Pull Box	1.0	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,000.00	\$0.00
3 . 5	Existing MCC Modifications	1.0	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$12,000.00	\$0.00
3 . 6	Existing Autosensory Modifications	1.0	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$25,000.00	\$0.00
3 . 7	GST 1 Electrical Install	1.0	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00
3 . 8	Hydrotank 3 Electrical Install	1.0	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	0.0	\$0.00	0.75	\$1,500.00	\$0.00	0.75	\$1,500.00	75.00%	\$500.00	\$150.00
3 . 9	Cooling Tower Electrical Install	1.0	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00
3 . 10	Above Grade Electrical Work	1.0	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00
3 . 11	Wire & Cable Installed	1.0	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$6,000.00	\$0.00
3 . 12	Testing and Checkout	1.0	\$500.00	\$500.00	\$0.00	\$500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$500.00	\$0.00
<b>4 - Plant Work and New GST 1</b>			<b>\$570,000.00</b>	<b>\$570,000.00</b>	<b>\$0.00</b>	<b>\$570,000.00</b>		<b>\$0.00</b>		<b>\$117,490.00</b>	<b>\$0.00</b>		<b>\$117,490.00</b>	<b>20.61%</b>	<b>\$452,510.00</b>	<b>\$11,749.00</b>
4 . 1	Strip & Excavate for GST Foundation	1.0	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	0.0	\$0.00	1.0	\$10,000.00	\$0.00	1.0	\$10,000.00	100.00%	\$0.00	\$1,000.00
4 . 2	Compact Subgrade	1.0	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	0.0	\$0.00	1.0	\$3,000.00	\$0.00	1.0	\$3,000.00	100.00%	\$0.00	\$300.00
4 . 3	Set Inside Forms for Ring Foundation	1.0	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	0.0	\$0.00	1.0	\$8,000.00	\$0.00	1.0	\$8,000.00	100.00%	\$0.00	\$800.00
4 . 4	Install Rebar for Ring Foundation	1.0	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00	0.0	\$0.00	1.0	\$14,000.00	\$0.00	1.0	\$14,000.00	100.00%	\$0.00	\$1,400.00
4 . 5	Set Outside Forms for Ring Foundation	1.0	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	0.0	\$0.00	1.0	\$8,000.00	\$0.00	1.0	\$8,000.00	100.00%	\$0.00	\$800.00
4 . 6	Pour Concrete for Ring Foundation	1.0	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	0.0	\$0.00	1.0	\$50,000.00	\$0.00	1.0	\$50,000.00	100.00%	\$0.00	\$5,000.00
4 . 7	Cure & Strip Forms for Ring Foundation	1.0	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	0.0	\$0.00	1.0	\$1,000.00	\$0.00	1.0	\$1,000.00	100.00%	\$0.00	\$100.00

A	B	C					D		E		F	G		H	I	
Item No.	Description of Work	Qty	Unit Price	Scheduled Value	Approved Changes	Revised Scheduled Value	From Previous Application (D+E)		This Period		Materials Presently Stored(Not in D OR E)	Total Completed and Stored to Date (D + E + F)		% (G/C)	Balance to Finish (C-G)	Retainage
							Qty	Value	Qty	Value		Qty	Value			
4 . 8	Backfill GST Ring Foundation	1.0	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	0.0	\$0.00	1.0	\$20,000.00	\$0.00	1.0	\$20,000.00	100.00%	\$0.00	\$2,000.00
4 . 9	Fine Grade Backfill	1.0	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	0.0	\$0.00	1.0	\$2,000.00	\$0.00	1.0	\$2,000.00	100.00%	\$0.00	\$200.00
4 . 10	Set Asphaltic Tank Padding	1.0	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$10,000.00	\$0.00
4 . 11	Erect GST 2	1.0	\$121,008.00	\$121,008.00	\$0.00	\$121,008.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$121,008.00	\$0.00
4 . 12	Disinfect & Fill GST 2	1.0	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,000.00	\$0.00
4 . 13	Bac-T's for GST 2	1.0	\$500.00	\$500.00	\$0.00	\$500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$500.00	\$0.00
4 . 14	Settlement & Leak Testing for GST 2	1.0	\$500.00	\$500.00	\$0.00	\$500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$500.00	\$0.00
4 . 15	Excavate Foundation	1.0	\$835.00	\$835.00	\$0.00	\$835.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$835.00	\$0.00
4 . 16	Install Reinforcing	1.0	\$835.00	\$835.00	\$0.00	\$835.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$835.00	\$0.00
4 . 17	Pour Footings	1.0	\$1,670.00	\$1,670.00	\$0.00	\$1,670.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,670.00	\$0.00
4 . 18	Form Columns	1.0	\$1,670.00	\$1,670.00	\$0.00	\$1,670.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,670.00	\$0.00
4 . 19	Pour Columns	1.0	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00
4 . 20	Form and Pour Housekeeping Pad	1.0	\$13,360.00	\$13,360.00	\$0.00	\$13,360.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$13,360.00	\$0.00
4 . 21	Furnish and Install Galvanized Skid	1.0	\$15,688.00	\$15,688.00	\$0.00	\$15,688.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$15,688.00	\$0.00
4 . 22	Set Cooling Tower	1.0	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$8,000.00	\$0.00
4 . 23	Set Heat Exchanger	1.0	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,000.00	\$0.00
4 . 24	Relocate 3" Water Line	1.0	\$5,364.00	\$5,364.00	\$0.00	\$5,364.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,364.00	\$0.00
4 . 25	Relocate CL2 Solution Line	1.0	\$1,490.00	\$1,490.00	\$0.00	\$1,490.00	0.0	\$0.00	1.0	\$1,490.00	\$0.00	1.0	\$1,490.00	100.00%	\$0.00	\$149.00
4 . 26	12" Hydrotank Tie In	1.0	\$26,820.00	\$26,820.00	\$0.00	\$26,820.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$26,820.00	\$0.00
4 . 27	Air Line	1.0	\$1,490.00	\$1,490.00	\$0.00	\$1,490.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,490.00	\$0.00
4 . 28	12" DI PW CW Underground	1.0	\$20,860.00	\$20,860.00	\$0.00	\$20,860.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$20,860.00	\$0.00
4 . 29	12" DI PW HW Underground	1.0	\$20,860.00	\$20,860.00	\$0.00	\$20,860.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$20,860.00	\$0.00
4 . 30	CW & HW Above ground	1.0	\$20,860.00	\$20,860.00	\$0.00	\$20,860.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$20,860.00	\$0.00
4 . 31	Supports	1.0	\$3,725.00	\$3,725.00	\$0.00	\$3,725.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,725.00	\$0.00
4 . 32	Tie in to Cooling Tower	1.0	\$2,980.00	\$2,980.00	\$0.00	\$2,980.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,980.00	\$0.00



A	B	C					D		E		F	G		H	I	
Item No.	Description of Work	Qty	Unit Price	Scheduled Value	Approved Changes	Revised Scheduled Value	From Previous Application (D+E)		This Period		Materials Presently Stored(Not in D OR E)	Total Completed and Stored to Date (D + E + F)		% (G/C)	Balance to Finish (C-G)	Retainage
							Qty	Value	Qty	Value		Qty	Value			
4 . 33	12" GST Fill Line	1.0	\$25,330.00	\$25,330.00	\$0.00	\$25,330.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$25,330.00	\$0.00
4 . 34	8" GST Fill Line	1.0	\$22,350.00	\$22,350.00	\$0.00	\$22,350.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$22,350.00	\$0.00
4 . 35	12" GST Suction Line	1.0	\$7,450.00	\$7,450.00	\$0.00	\$7,450.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$7,450.00	\$0.00
4 . 36	12" GST Equalization Line	1.0	\$32,780.00	\$32,780.00	\$0.00	\$32,780.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$32,780.00	\$0.00
4 . 37	12" GST Overflow	1.0	\$7,450.00	\$7,450.00	\$0.00	\$7,450.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$7,450.00	\$0.00
4 . 38	Concrete Support	1.0	\$1,490.00	\$1,490.00	\$0.00	\$1,490.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,490.00	\$0.00
4 . 39	GST Splash Pad	1.0	\$3,725.00	\$3,725.00	\$0.00	\$3,725.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,725.00	\$0.00
4 . 40	Paint GST Piping	1.0	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$30,000.00	\$0.00
4 . 41	4" Sanitary Drain	1.0	\$13,410.00	\$13,410.00	\$0.00	\$13,410.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$13,410.00	\$0.00
4 . 42	Form and Pour Sidewalks	1.0	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00
4 . 43	Rough Grade Site	1.0	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$7,500.00	\$0.00
4 . 44	Fine Grade Site	1.0	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$7,500.00	\$0.00
4 . 45	Cut Swales	1.0	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,000.00	\$0.00
4 . 46	Hydromulch Site	1.0	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00
<b>5 - Cooling Tower</b>			<b>\$90,000.00</b>	<b>\$90,000.00</b>	<b>\$0.00</b>	<b>\$90,000.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$90,000.00</b>	<b>\$0.00</b>
5 . 1	Furnish Delta Cooling Tower and Fan Mods	1.0	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$90,000.00	\$0.00
<b>6 - Heat Exchanger</b>			<b>\$42,000.00</b>	<b>\$42,000.00</b>	<b>\$0.00</b>	<b>\$42,000.00</b>		<b>\$0.00</b>		<b>\$42,000.00</b>	<b>\$0.00</b>		<b>\$42,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$4,200.00</b>
6 . 1	Furnish Alfa Laval Heat Exchanger	1.0	\$42,000.00	\$42,000.00	\$0.00	\$42,000.00	0.0	\$0.00	1.0	\$42,000.00	\$0.00	1.0	\$42,000.00	100.00%	\$0.00	\$4,200.00
<b>7 - 10,000 Gallon HPT(See Alt. Bid Item A2)</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>
7 . 1	10,000 Gallon Hydropneumatic Tank	1.0	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	100.00%	\$0.00	\$0.00
<b>8 - Trench Safety System</b>			<b>\$1.00</b>	<b>\$350.00</b>	<b>\$0.00</b>	<b>\$350.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$350.00</b>	<b>\$0.00</b>
8 . 1	Provide Trench Safety System	350.0	\$1.00	\$350.00	\$0.00	\$350.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$350.00	\$0.00
<b>9 - SWPPP</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
9 . 1	Installation and Maintenance SWPPP	1.0	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00
<b>10 - HPT Touch Up Coating</b>			<b>\$10.00</b>	<b>\$1,200.00</b>	<b>\$0.00</b>	<b>\$1,200.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$1,200.00</b>	<b>\$0.00</b>

A	B	C					D		E		F	G		H	I	
Item No.	Description of Work	Qty	Unit Price	Scheduled Value	Approved Changes	Revised Scheduled Value	From Previous Application (D+E)		This Period		Materials Presently Stored(Not in D OR E)	Total Completed and Stored to Date (D + E + F)		% (G/C)	Balance to Finish (C-G)	Retainage
							Qty	Value	Qty	Value		Qty	Value			
10 . 1	Touch up Coating of Exterior Hydrotanks and Piping	120.0	\$10.00	\$1,200.00	\$0.00	\$1,200.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,200.00	\$0.00
<b>11 - HPT Coating</b>			<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
11 . 1	Blast and Recoat Interior HPT 1	1.0	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$6,000.00	\$0.00
<b>12 - Surface Prep and Coat Booster Pumps</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
12 . 1	Blast and Recoat Booster Pumps and Piping	1.0	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$10,000.00	\$0.00
<b>A2 - In lieu of Bid item #7</b>			<b>\$92,000.00</b>	<b>\$92,000.00</b>	<b>\$0.00</b>	<b>\$92,000.00</b>		<b>\$0.00</b>		<b>\$69,500.00</b>	<b>\$0.00</b>		<b>\$69,500.00</b>	<b>75.54%</b>	<b>\$22,500.00</b>	<b>\$6,950.00</b>
13 . 1	Form HPT Footings	1.0	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00	0.0	\$0.00	1.0	\$5,500.00	\$0.00	1.0	\$5,500.00	100.00%	\$0.00	\$550.00
13 . 2	Pour HPT Footings	1.0	\$17,000.00	\$17,000.00	\$0.00	\$17,000.00	0.0	\$0.00	1.0	\$17,000.00	\$0.00	1.0	\$17,000.00	100.00%	\$0.00	\$1,700.00
13 . 3	Strip Forms	1.0	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	0.0	\$0.00	1.0	\$1,000.00	\$0.00	1.0	\$1,000.00	100.00%	\$0.00	\$100.00
13 . 4	Install 15,000 Gallon Hydrotank	1.0	\$46,000.00	\$46,000.00	\$0.00	\$46,000.00	0.0	\$0.00	1.0	\$46,000.00	\$0.00	1.0	\$46,000.00	100.00%	\$0.00	\$4,600.00
13 . 5	Install Misc. HPT Appurtenances	1.0	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00
13 . 6	Blast and Prime HPT	1.0	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$10,000.00	\$0.00
13 . 7	Paint Interior and Exterior of HPT	1.0	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$10,000.00	\$0.00
<b>Change Order 001</b>			<b>\$23,895.23</b>	<b>\$0.00</b>	<b>\$23,895.23</b>	<b>\$23,895.23</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>0.00%</b>	<b>\$23,895.23</b>	<b>\$0.00</b>
14 . 1	Item 13 - Additional cost for the bolted steel GST pricing	1.0	\$23,895.23	\$0.00	\$23,895.23	\$23,895.23	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$23,895.23	\$0.00
<b>Grand Total:</b>			<b>\$1,018,906.23</b>	<b>\$996,550.00</b>	<b>\$23,895.23</b>	<b>\$1,020,445.23</b>		<b>\$0.00</b>		<b>\$280,490.00</b>	<b>\$0.00</b>		<b>\$280,490.00</b>	<b>27.49%</b>	<b>\$739,955.23</b>	<b>\$28,049.00</b>

**AFFIDAVIT OF BILLS PAID**

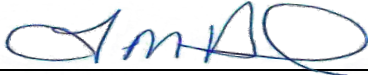
**THE STATE OF TEXAS  
COUNTY OF HARRIS**

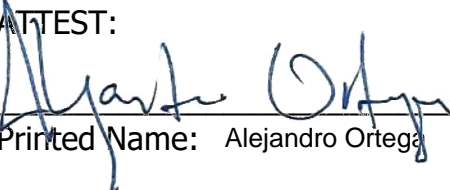
I, T. Michael Haralson being duly sworn that he is Vice President of R & B Group, Inc., of Harris county, Texas (hereinafter called "Company"); and

That said company has performed work and/or furnished material for Water Plant 3 Improvements for City of Montgomery (hereinafter called "Owner"), pursuant to a contract, dated Contract Date (hereinafter called "Contract") for the construction of:  
Water Plant No. 3 Improvements

That all just and lawful invoices against the Company for labor, materials and expendable equipment employed in the performance of the Contract have been paid in full prior to acceptance of payments for the Owner; and

That no mechanic's or materialman's liens have been filed upon the property of the Owner or materials incorporated into the Facilities.

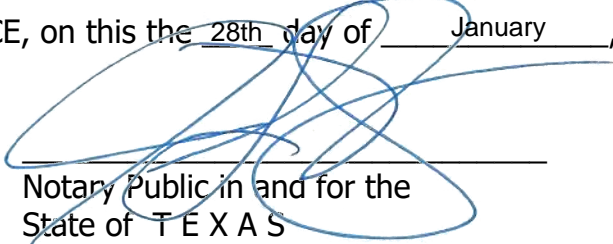
By:   
Printed Name: T. Michael Haralson  
Title: Vice President

ATTEST:  
  
Printed Name: Alejandro Ortega

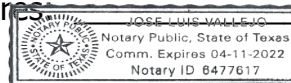
**THE STATE OF TEXAS  
COUNTY OF HARRIS**

Before me, the undersigned authority, on this day personally appeared T. Michael Haralson, Vice President, of R & B Group, Inc., known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of such R & B Group, Inc., for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 28th day of January,  
2021

  
Notary Public in and for the  
State of T E X A S

Printed Name: Jose Vallejo  
Commission Expires \_\_\_\_\_



PARTIAL / FINAL WAIVER OF LIEN

STATE OF TEXAS §  
COUNTY OF HARRIS §

The undersigned contracted with City of Montgomery to furnish labor and material in connection with certain improvements to real property located in Harris County Texas which improvements are described as follows:

Construction of Water Plant No. 3 to serve City of Montgomery


In consideration of Pay Estimate No. 1 in the amount of Two Hundred Fifty Two Thousand Four Hundred Forty One Dollars and 00/100 DOLLARS (\$ 252,441.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanics' lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above-mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and proper release thereof shall be obtained.

R+B Group, Inc.  
**CONTRACTOR**  
  
Signature

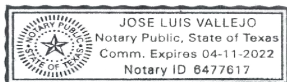
T. Michael Haralson  
Name  
Vice President  
Title

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 28th day of January, 2021 to certify which witness my hand and seal of office.

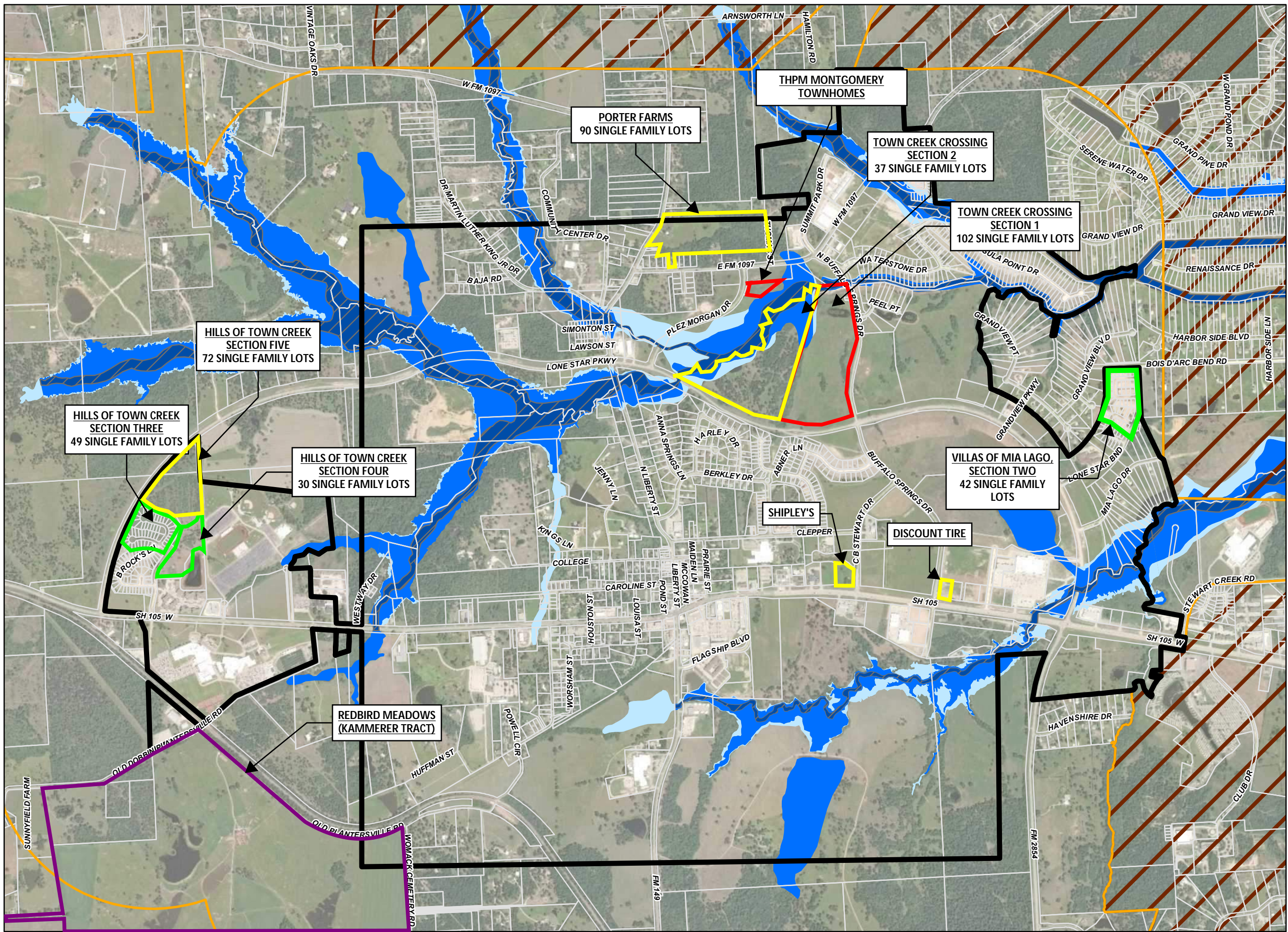
  
NOTARY PUBLIC in and for the State of Texas

My Commission Expires:

4/11/22







**LEGEND**

- City Limits
- City ETJ
- City of Conroe ETJ
- MCAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction
- In Design
- Planning/Feasibility

**ACTIVE DEVELOPMENTS (JANUARY 2022)**

0 750 1,500  
Feet

1 inch equals 1,500 feet

Path: V:\Practice\Workspaces\Corporate Services\GIS\Scratch\Workspace\Jaka\OLD\_DRIVE\HO-HHM7\Projects\Districts\City Of Montgomery\Projects\Districts\City Of Montgomery\March\Active Developments (11.17).mxd  
 Project Number: W 5641-0900-18  
 Date: 3/17/2020  
 User Name: PCP