

MINUTES
RICE VILLAGE MANAGEMENT DISTRICT

September 11, 2026

The Board of Directors (the "Board") of Rice Village Management District (the "District") met in regular session, open to the public, on the 11th day of September, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and by videoconference, pursuant to Chapter 551.127 of the Texas Government Code, and the roll was called of the members of the Board:

Todd C. Litton	President
Karen O. George	Vice President
Kelly L. Fox	Secretary
Vacant	Assistant Vice President

Roll was called of the members of the Board present by videoconference:

Janet Clark	Assistant Secretary
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and a quorum of directors was present in person, in accordance with Chapter 551.127 of the Texas Government Code, and one director was present via videoconference and visible via video and audio at the meeting site.

Also present at the meeting were: Brian Lindoerfer member of the public; Erik Eriksson of the University Place Association; Samuel Dike, Justin Feldman, and Bryson Grover of Rice Real Estate Company ("Rice RE"); Na Wang of SWA Group ("SWA"); Michael Arterburn of Utility Tax Service, LLC; Calep Estes of Touchstone District Services, LLC ("Touchstone"); Dan Elkins of Kimley-Horn & Associates, Inc. ("K-H"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Taylor Watson of Municipal Accounts & Consulting, LP ("MAC"); and Hannah Bradley and Rachel Wooten of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board observed a moment of silence in honor of those who lost their lives on September 11th, 2001.

No public comments were received by the Board.

MINUTES

The Board considered approving the minutes of the regular meeting held on June 9, 2026. The Board requested one correction to the minutes. After discussion, Director

George moved to approve the minutes, as amended. Director Clark seconded the motion, which passed unanimously.

NEW DIRECTOR MATTERS

The Board considered appointing Brian Lindoerfer, an individual duly qualified to serve as a District Director to the Board of Directors of Rice Village Management District.

The Board considered appointing Brian Lindoerfer to the vacant position of Assistant Vice President.

Ms. Bradley reviewed the Sworn Statement, Official Bond, and Oath of Office for Brian Lindoerfer.

The Board then considered authorizing execution and filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms and office of the newly appointed director.

Ms. Bradley reviewed a Memorandum from ABHR regarding the Texas Open Meetings Act and Texas Public Information Act requirements. She noted that Mr. Lindoerfer, as a public official, is required to complete courses on training responsibilities on the governmental body and its members under the Texas Government Code, Chapter 551, within 90 days of taking the Oath of Office.

Ms. Bradley reviewed a Memorandum from ABHR regarding conflict of interest disclosures required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission. She stated that pursuant to Chapter 176 of the Texas Local Government Code, the District maintains a List of Local Government Officers. Ms. Bradley then reviewed the List of Local Government Officers.

After review and discussion, Director Litton moved to: (1) appoint Brian Lindoerfer to the Board of Directors for a term ending June 1, 2029; (2) approve the Sworn Statement, Official Bond, and Oath of Office for Director Lindoerfer and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State, as required by law; (3) appoint Director Lindoerfer to the position of Assistant Vice President; (4) authorize execution and filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records; and (5) authorize execution of the List and direct that the List be filed appropriately and retained in the District's official records. Director George seconded the motion, which passed unanimously.

ADOPT RESOLUTION ESTABLISHING PROCEDURES FOR CONSULTANT REPORTS

The Board considered adoption of a Resolution Establishing Procedures for Consultant Reports which requires that draft consultant reports be provided to ABHR one week prior to the District's meetings for distribution to the Board of Directors. Following discussion, Director Fox moved to approve the Resolution Establishing Procedures for Consultant Reports and direct that the Resolution be filed appropriately and retained in the District's official records. Director George seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Watson reviewed the bookkeeper's report, including the list of checks presented for approval, a copy of which is attached. Following review and discussion, Director Clark moved to approve the bookkeeper's report and payment of the bills, subject to receipt of a developer advance. Director Lindoerfer seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR MATTERS

Mr. Arterburn updated the Board on tax collection matters. He reported the current certified taxable value of the District is \$422,581 with \$181,652,165 remaining uncertified. Mr. Arterburn noted that supplemental certified values will be received in the coming weeks and months.

2026 TAX RATE MATTERS

Mr. Lentz discussed the two-step process to levy Management District taxes. Mr. Lentz and Mr. Arterburn responded to questions from the Board regarding the tax levy process. The Board discussed their intention that the District's tax rate should be published in a newspaper of general circulation rather than being mailed to the District's taxpayers.

ANNUAL REPORT REGARDING INFRASTRUCTURE AND DEVELOPMENT PLAN AND REPORT ON DEVELOPMENT

Mr. Dike presented and reviewed Rice RE's Annual Report on Planned Infrastructure Improvements for 2026, a copy of which is attached. He reviewed planned road, water, sewer, sewer, stormwater, and electrical improvements. Mr. Dike responded to questions from the Board regarding the planned improvements. The Board discussed the Greenbriar tree relocations.

Following review and discussion, Director Clark moved to approve the Annual Report on Planned Infrastructure Improvements for 2026. Director George seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Elkins presented and reviewed an engineer's report, a copy of which is attached.

Mr. Elkins updated the Board on Greenbriar Sewer JRC. He presented and recommended approval of Estimate No. 2 and Final in the amount of \$13,990.63, payable to GM Vera's Construction ("GM Vera"). Mr. Elkins then presented and recommended approval of Change Order No. 1 in the amount of (\$54,713.15), to the District's contract with GM Vera for final quantity adjustments. Following discussion, the Board determined Change Order No. 1 is beneficial to the District.

Mr. Elkins updated the Board on the Greenbriar Tree Relocation (initial project). He noted the project was awarded to Environmental Design Inc. ("EDI") in September of 2025. He reported the planned move has been delayed until Fall 2026 to ensure optimal tree health and to align with planned Greenbriar South construction schedule.

Mr. Elkins updated the Board on the Greenbriar Tree Relocation (2nd Contract). He recommended award of the contract to the lowest bidder, EDI, for the contract amount of \$99,995.57. The Board concurred that, in its judgment, EDI was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Elkins requested authorization for K-H to design the Chaucer Drive and Amherst Street Road Improvements in accordance with the scope being developed between K-H and Rice RE.

Mr. Elkins updated the Board on Greenbriar Building Demolition. He reported that the project is complete.

Mr. Elkins requested authorization for K-H to design the Master Plan for Centerpoint and Communication Burial.

Mr. Elkins requested authorization for K-H to design the Morningside South Sewer JRC. He noted the scope of the project is to re-route the existing sanitary sewer line in the Morningside South block.

Mr. Elkins updated the Board on the Times Boulevard Centerpoint Relocation. He noted that the project is currently awaiting internal approvals from Centerpoint and Rice RE is working with constituents to obtain letters of no objection from affected property owners along the north side of Times Boulevard.

Following review and discussion, Director George moved to approve the engineer's report, and based upon the engineer's recommendation, take the following actions:

- (1) approve Pay Estimate No. 2 and Final in the amount of \$13,990.63, payable to GM Vera, and approve Change Order No. 2 in the amount of (\$54,713.15) to the District's contract with GM Vera, for Greenbriar Sewer JRC;
- (2) award the contract for Greenbriar Tree Relocation (2nd Contract) to EDI, in the amount of \$99,995.57, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;
- (3) authorize K-H to design the Chaucer Drive and Amherst Street Road Improvements in accordance with the scope being developed between K-H and Rice RE;
- (4) authorize K-H to design the Master Plan for Centerpoint and Communication Burial; and
- (5) authorize K-H to design the Morningside South Sewer JRC.

Director Fox seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT REPORT

Ms. Wang presented and reviewed the landscape architect report, a copy of which is attached. She reported that SWA is preparing a schematic design for the Rice Village Gateway Park and New Amherst North Streetscape. Ms. Wang discussed and answered questions from the Board regarding the Greenbriar Tree Relocation which is anticipated to occur in October. She then discussed and answered questions from the Board regarding the University Boulevard Streetscape design.

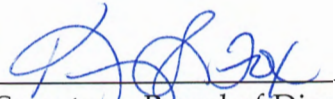
DISTRICT WEBSITE MATTERS

Mr. Estes reported that the District website is live.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on October 9, 2026, at 11:00 a.m., and November Board meeting on November 6th at 11:00 a.m., at ABHR, subject to confirming a quorum.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

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MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | September 11, 2026

Rice Village Management District



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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Monthly Financial Summary - General Operating Fund

Rice Village MD - GOF



Account Balance Summary

Balance as of 06/10/2026 **\$9,236**

Receipts 20,000

Disbursements (54,468)

Balance as of 09/11/2026 **(\$25,232)**

Overall Revenues & Expenditures By Month (Year to Date)



July 2026

Revenues

Actual	Budget	Over/(Under)
\$20,000	\$20,000	\$0

Expenditures

Actual	Budget	Over/(Under)
\$11,540	\$10,534	\$1,006

July 2026 - July 2026 (Year to Date)

Revenues

Actual	Budget	Over/(Under)
\$20,000	\$20,000	\$0

Expenditures

Actual	Budget	Over/(Under)
\$11,540	\$10,534	\$1,006

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Rice Village MD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/10/2026				\$9,236.12
Receipts				
	Developer Advance		20,000.00	
Total Receipts				\$20,000.00
Disbursements				
1004	Allen Boone Humphries Robinson LLP	Legal Fees	(15,208.53)	
1007	Allen Boone Humphries Robinson LLP	Legal Fees	(32,538.23)	
1008	Kimley-Horn and Associates, Inc.	Engineering Fees	(1,542.55)	
1009	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(5,089.16)	
Svc Chg	Central Bank	Bank Service Charge	(30.00)	
Svc Chg	Central Bank	Bank Service Charge	(30.00)	
Svc Chg	Central Bank	Bank Service Charge	(30.00)	
Total Disbursements				(\$54,468.47)
Balance as of 09/11/2026				(\$25,232.35)

Actual vs. Budget Comparison

Rice Village MD - GOF



				July 2026		July 2026 - July 2026				
				Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues										
Property Tax Revenue										
14301	Maintenance Tax Collections			0	0	0	0	0	0	375,000
Total Property Tax Revenue				0	0	0	0	0	0	375,000
Developer Advance										
14901	Developer Advance			20,000	20,000	0	20,000	20,000	0	70,000
Total Developer Advance				20,000	20,000	0	20,000	20,000	0	70,000
Total Revenues				20,000	20,000	0	20,000	20,000	0	445,000
Expenditures										
Administrative Service										
16703	Legal Fees			9,148	4,167	4,981	9,148	4,167	4,981	50,000
16704	Legal Fees - Construction			0	417	(417)	0	417	(417)	5,000
16706	Engineering Fees			73	2,083	(2,011)	73	2,083	(2,011)	25,000
16710	Website Hosting			0	250	(250)	0	250	(250)	3,000
16712	Bookkeeping Fees			1,915	2,750	(835)	1,915	2,750	(835)	25,000
16713	Legal Notices & Other Publ.			0	83	(83)	0	83	(83)	1,000
16714	Printing & Office Supplies			61	42	19	61	42	19	500
16715	Filing Fees			0	8	(8)	0	8	(8)	100
16716	Delivery Expense			39	67	(28)	39	67	(28)	800
16717	Postage			1	4	(3)	1	4	(3)	50
16718	Insurance & Surety Bond			0	0	0	0	0	0	3,100
16721	Meeting Expense			0	400	(400)	0	400	(400)	4,800
16722	Bank Service Charge			30	30	0	30	30	0	360
16723	Travel Expense			23	33	(11)	23	33	(11)	400
16728	Record Storage Fees			253	200	53	253	200	53	2,400
16738	Public Relations			0	0	0	0	0	0	40,000
Total Administrative Service				11,540	10,534	1,006	11,540	10,534	1,006	161,510
Other Expense										
17802	Miscellaneous Expense			0	0	0	0	0	0	500
Total Other Expense				0	0	0	0	0	0	500
Total Expenditures				11,540	10,534	1,006	11,540	10,534	1,006	162,010
Total Revenues (Expenditures)				8,460	9,466	(1,006)	8,460	9,466	(1,006)	282,990
Excess Revenues (Expenditures)				8,460	9,466	(1,006)	8,460	9,466	(1,006)	282,990

Balance Sheet as of 07/31/2026

Rice Village MD - GOF



Assets

Bank

11101 Cash in Bank	\$13,968
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Total Bank	\$13,968
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Total Assets

\$13,968

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$38,295
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Total Accounts Payable	\$38,295
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Total Liabilities

\$38,295

Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance	(\$32,787)
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Total Unassigned Fund Balance	(\$32,787)
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Net Income	\$8,460
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Total Equity

(\$24,328)

Total Liabilities & Equity

\$13,968

District Debt Summary as of 09/11/2026



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$439.20M		\$161.33M	\$277.88M	N/A
Total \$ Issued		Issued	Issued	Issued
N/A		N/A	N/A	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
0	N/A	\$161.33M	\$277.88M	N/A

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
Total			

Investment Profile as of 09/11/2026

Rice Village MD



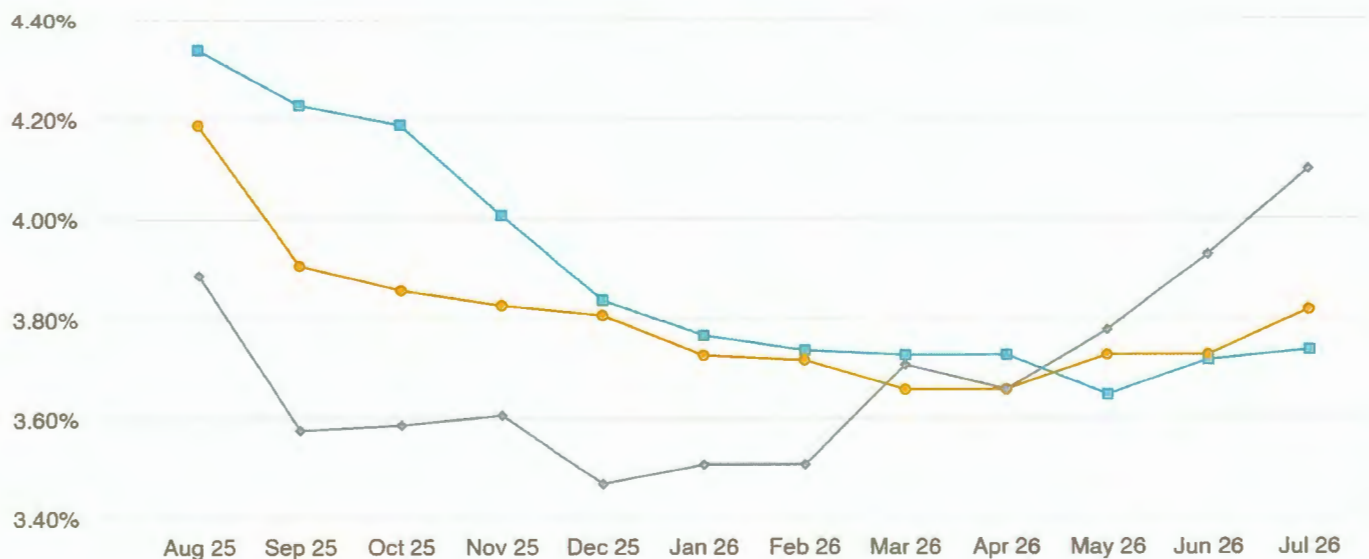
General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest (\$25,232)	Funds Available to Invest N/A	Funds Available to Invest N/A	Funds Available to Invest N/A
Funds Invested \$0	Funds Invested N/A	Funds Invested N/A	Funds Invested N/A
Percent Invested 0%	Percent Invested N/A	Percent Invested N/A	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	3.77%	180 Days	3.92%	180 Days	3.97%
		270 Days	3.74%	270 Days	3.97%
		1 Yr	3.82%	1 Yr	4.11%
		13 Mo	1.65%	13 Mo	N/A
		18 Mo	2.35%	18 Mo	0.00%
		2 Yr	1.87%	2 Yr	4.33%

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | August 2025 - July 2026

— MONEY MARKET — CD-1 YEAR — U.S. TREASURIES-1 Year



Account Balance as of 09/11/2026

Rice Village MD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
CENTRAL BANK (XXXX8730)			0.00%	(25,232.35)	Checking Account
Totals for General Operating Fund				(25,232.35)	
Grand Total for Rice Village MD :				(25,232.35)	



RICE UNIVERSITY

Rice Real Estate Company

2026 Annual Report of planned infrastructure improvements for Rice Village Management District

Rice Village Management District Board Meeting

September 11, 2026

Rice Village Management District – Planned Infrastructure Improvements



Infrastructure projects will include new roads, a landscaped park, wider sidewalks, stormwater, and power lines

Project	Improvements	Budget	Contractor	Timing
Rice Village Infrastructure Master planning	Develop 30% infrastructure design for the Rice Village	\$250,000	Kimley-Horn	Completed
Greenbriar Sewer Relocation	Redirect mid-block sewer line to connect to Greenbriar instead of University Blvd enabling development of GB South parcel	\$150,000	GM Vera	Completed
Greenbriar Annex Demolition	Demolition of Greenbriar Annex building to enable development of Amherst Street and Rice Village Gateway Park	\$100,000	Grant Mackay	Completed
Greenbriar Tree Relocation	Relocate two large heritage oak trees to future RV Gateway Park	\$330,000	EDI	Q3 2026
RV Gateway Park Design	Landscape and infrastructure design for RV Gateway Park	\$250,000	SWA / Kimley-Horn	Q3 2026
Times Blvd Powerline Relocation	Reimburse Center Point for the relocation of all powerlines from south side of Times Blvd to the north between Kirby and Kelvin	\$200,000	Center Point	Q4 2026
Widening of Chaucer Drive between University and future Amherst	Widen Chaucer Drive to 70' Right of Way to enable delivery truck access. Improve adjacent sidewalks and stormwater infrastructure.	\$600,000	TBD	Q4 2027
New Amherst Street from Chaucer to Greenbriar	Amherst St roadway construction from Chaucer Dr to Greenbriar Dr	\$800,000	TBD	Q2 2027
Morningside South Sewer Relocation	Redirect mid-block sewer line to connect to Morningside instead of University Blvd enabling development of Morningside South parcel	\$200,000	TBD	TBD
New Times Blvd from Chaucer to Greenbriar	Times Blvd roadway construction from Chaucer Dr to Greenbriar Dr	\$800,000	TBD	TBD
		\$3.68 million		

Rice Village Management District Street and Landscape Improvements



New street and sidewalks built to walkable places standards



Description of Street Improvements

- New streets
- Street reconstruction
- Street reconstruction by City of Houston CIP
- Gateway Park

Note: * Excludes the two plots which are not currently owned by Rice Real Estate i.e. Little Woodrow's/Istanbul and Gibbs Lot / Georgette's House



Rice Village Management District Infrastructure Improvements



New utilities to be provided in areas where streets are improved



Infrastructure Improvements

- Power line burial
- Water & Sewer
- Stormwater & Drainage
- Stormwater & Drainage by City of Houston CIP

Gateway Park

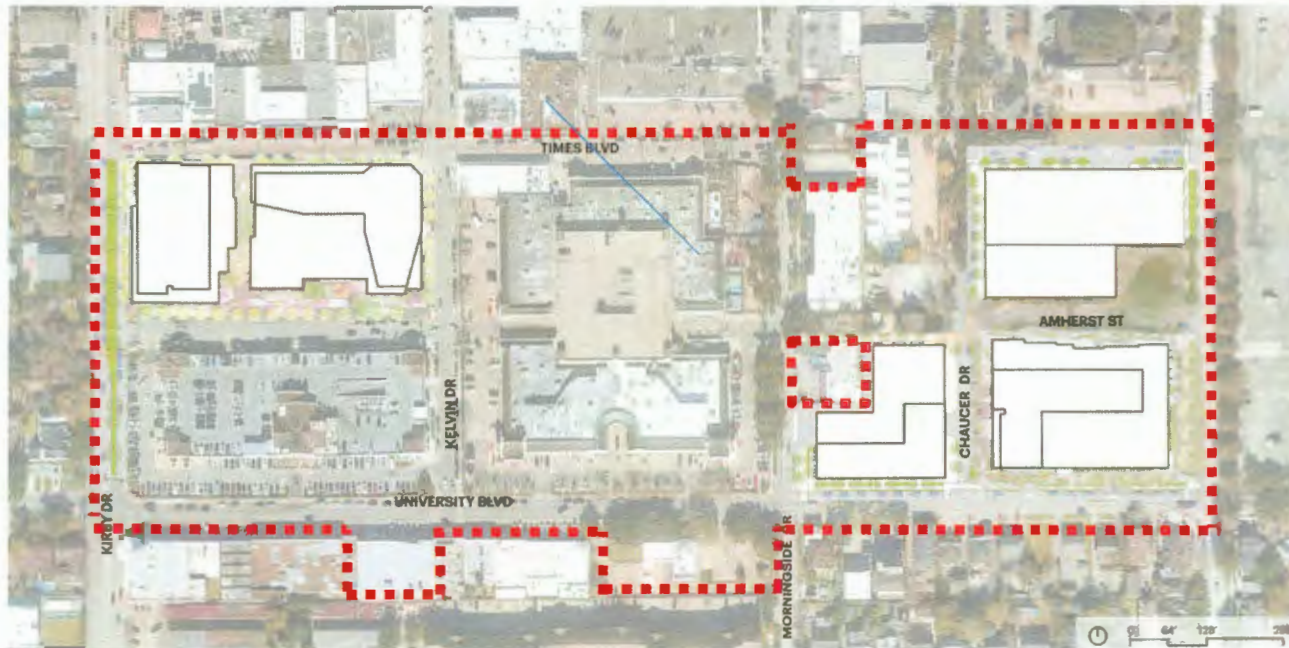
Note: * Excludes the two plots which are not currently owned by Rice Real Estate i.e. Little Woodrow's/Istanbul and Gibbs Lot / Georgette's House



Rice Village Phase 1 Development Overview



Phase 1 developments are planned for the highlighted boxes below. Rice Management District will help develop the improved public infrastructure needed for the development of these areas





ENGINEER'S REPORT

Project Name: Rice MMD#1
Date: September 11, 2026
To: Rice Village Municipal Management District No. 1
From: Kimley-Horn and Associates, Inc.

Agenda Item No. 8 – Engineering Matters

Projects

A. Greenbriar Sewer JRC

Contractor:	GM Vera's Construction
Contract Summary:	See attached
Project Cost:	Bid Price: \$194,619.50 Final Price: \$139,906.35
Status:	Project is complete and has been accepted by City of Houston. Project was authorized by the board on 4/17/2026. Kimley-Horn is currently processing close-out paperwork with the contractor and should have final quantity adjustment and pay applications ready for the next board meeting.
Action Items:	Recommend approving Change Order No. 1 including final quantity adjustment in the amount of -\$54,713.15. Recommend approving pay estimate No. 2-Final in the amount of \$13,990.63

B. Greenbriar Tree Relocation (Initial Contract)

Contractor:	Environmental Design Inc. (EDI)
Contract Summary:	See attached
Project Cost:	Bid Price: \$225,431.00 Final Price: TBD
Status:	Project was awarded to EDI in September of 2025. The contractor prepared the root balls by cutting and wrapping the trees in advance of the move. Planned move has been delayed until Fall 2026 to ensure optimal tree health and to align with planned Greenbriar South construction schedule.
Action Items:	None

ENGINEER'S REPORT

C. Greenbriar Tree Relocation (2nd Contract)

Contractor:	Environmental Design Inc. (EDI)
Contract Summary:	See attached
Project Cost:	Bid Price: \$99,995.57 Final Price: TBD
Status:	Developer (Rice Real Estate) desires to move an additional oak tree to support the future gateway park project. Due to the cost of moving the additional tree, this project was solicited as a new contract. Several contractors were asked to provide proposals, EDI was found to be the most economical and responsive bidder.
Action Items:	Recommend awarding Greenbriar Tree Relocation (2nd contract) to Environmental Design Inc. (EDI) in the amount of \$99,995.57

D. Chaucer Drive & Amherst Street Road Improvements

Contractor:	TBD
Contract Summary:	Project is in design, no construction contract in place yet.
Project Cost:	Bid Price: TBD Final Price: TBD
Status:	Project is currently in design.
Action Items:	Request authorization to design proposed public improvements in accordance with the scope currently being developed between the engineer and the developer.

E. Greenbriar Building Demolition

Contractor:	Grant Mackay Company, Inc.
Contract Summary:	See attached
Project Cost:	Bid Price: \$177,160.00 (\$75,660.00 to be reimbursed by RVMD) Final Price: \$177,160.00 (\$75,660.00 to be reimbursed by RVMD)
Status:	Project was authorized by the board on 4/17/2026. Project is complete and will be removed from the engineering report next meeting.
Action Items:	None

ENGINEER'S REPORT

F. Master Planning – Centerpoint & Communication Burial

Contractor:	TBD
Contract Summary:	No construction contract in place, project is in planning phase only.
Project Cost:	Bid Price: TBD Final Price: TBD
Status:	Project is in the planning phase. Kimley-Horn has completed the initial planning effort and future construction is on hold pending further re-development within the district.
Action Items:	Request board to ratify design work previously authorized by the Developer, for the benefit of the District.

G. Morningside South Sewer JRC

Contractor:	TBD
Contract Summary:	Project is in design phase and has not yet been bid out.
Project Cost:	Bid Price: TBD Final Price: TBD
Status:	The scope of the project is to re-route the existing sanitary sewer line in the Morningside South block. The design is moving through the City of Houston Joint Referral Committee (JRC) process in order to enable the relocation and abandon the previous easements. Project is in the design / processing phase with the City of Houston.
Action Items:	Request authorization to design proposed public improvements in accordance with the scope currently being developed between the engineer and the developer.

H. Times Blvd. Centerpoint Relocation

Contractor:	N/A – work will be performed by Centerpoint Energy
Contract Summary:	N/A – work will be performed by Centerpoint Energy
Project Cost:	Bid Price: TBD Final Price: TBD
Status:	Developer (Rice Real Estate) is working with Centerpoint energy to relocate existing overhead power lines from the south side of Times Blvd. to the north side. The project is currently awaiting internal approvals from Centerpoint. Developer is working with constituents to obtain letters of no objection from affected property owners along the north side of Times Blvd.
Action Items:	None



ENGINEER'S REPORT

Other:

1. **Non-District Project Updates:**

None

Greenbriar South Sewer JRC

		Contractor:	GM Vera's Construction						
		Initial contract value:	\$	194,619.50	Initial Days	60			
		Change Order Amount	Running Contract Value	Days added	Running Days	Signed by Engineer	signed by MMD	Signed by Owner	Signed by Contractor
Change Order	1	\$ (54,713.15)	\$ 139,906.35		0	60	9/2/2026	TBD	TBD
		Pay Estimate Amount	Running amount paid						
Pay Estimate	1	\$ 125,915.72	\$ 125,915.72			3/23/2026	4/17/2026	N/A	N/A
Pay Estimate	2-Final	\$ 13,990.63	\$ 139,906.35			9/2/2026	TBD	N/A	N/A
Balance to Finish			\$ -						

Greenbriar Tree Relocation (Initial Contract)

		Contractor:	Environmental Design Inc. (EDI)						
		Initial contract value:	\$	225,431.00	Initial Days	30			
		Change Order Amount	Running Contract Value	Days added	Running Days	Signed by Engineer	signed by MMD	Signed by Owner	Signed by Contractor
Change Order	1								
		Pay Estimate Amount	Running amount paid						
Pay Estimate	1				0			N/A	N/A
Pay Estimate	2								
Pay Estimate	3								
Pay Estimate	4								
Balance to finish			\$ 225,431.00						

Greenbriar Tree Relocation (2nd Contract)

		Contractor:	Environmental Design Inc. (EDI)						
		Initial contract value:	\$	99,995.57	Initial Days	TBD			
		Change Order Amount	Running Contract Value	Days added	Running Days	Signed by Engineer	signed by MMD	Signed by Owner	Signed by Contractor
Change Order	1								
		Pay Estimate Amount	Running amount paid						
Pay Estimate	1								
Pay Estimate	2								
Balance to Finish			\$ 99,995.57						

Chaucer Drive & Amherst Street Road Improvements

		Contractor:	TBD						
		Initial contract value:	TBD	Initial Days	TBD				
		Change Order Amount	Running Contract Value	Days added	Running Days	Signed by Engineer	signed by MMD	Signed by Owner	Signed by Contractor
Change Order	1								
Change Order	2								
		Pay Estimate Amount	Running amount paid						
Pay Estimate	1				0			N/A	N/A
Pay Estimate	2								
Balance to Finish									

Greenbriar Building Demolition

Gant Mackay Company Inc.



September 2nd, 2026

Chaucer East LLC for the benefit of Rice Village Management District
6100 Main Street
Houston, TX 77024

**RE: *Rice Village Management District
Greenbriar Tree Relocation – 2nd contract
City of Houston, Texas***

Board of Directors,

Rice Real Estate solicited bids for the Rice Village Management District – Greenbriar Tree Relocation – 2nd contract project on 6/22/2026. Bids were solicited from three qualified contractors. Kimley-Horn reviewed the submitted bids and below is a summary of the received base bids and recommended accepted bid alternates:

Bid Tabulation:

Bidder	Base Bid	Accepted Bid Alternates	Total Contract Value
Environmental Design Inc.	\$99,995.57	\$0	\$99,995.57
Hoar Construction	No bid submitted		
Bartlett Tree Experts	No bid submitted		

Based on a review of the bids provided, factoring in price, schedule, qualifications provided, and discussions with provided references, Kimley-Horn & Associates recommends that the construction contract be awarded to Environmental Design Inc. as the contractor who will provide the most timely and economical completion of the project. Kimley-Horn recommends awarding the project to Environmental Design Inc. in the total amount of \$99,995.57.

If there are any further questions please contact me at the following address.

Sincerely,

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LANDSCAPE ARCHITECT'S REPORT

Project: Rice Village Gateway Park + New Amherst North Streetscape
Date: September 11, 2026
To: Rice Village Management District
From: SWA Group
Agenda Item: No. 9 – Landscape Architect Matters

Project Status

SWA is advancing Schematic Design for the Rice Village Gateway Park and New Amherst North Streetscape. Since the previous Board meeting, work has focused on refinement of the Gateway Park site plan, integration of the planned Heritage Live Oak relocations, and coordination with roadway improvements, adjacent development projects, and University Boulevard streetscape improvements.

Schedule + Budget

Current Phase	Schematic Design
Next Design Milestone	Schematic Design completion – <i>Date Pending</i>
Heritage Live Oak Relocation	Anticipated October 2026
Design Development	To follow Client approval of Schematic Design
Construction Documents	Following Design Development
Construction Budget	To be established as part of Schematic Design

Gateway Park + Heritage Live Oaks

SWA is refining the Gateway Park site plan to accommodate the planned relocation of two mature Heritage Live Oak trees. Current work includes coordinating tree location, elevation, orientation, and root zone requirements, and integrating the trees with the overall park layout and associated site improvements. Tree relocation is currently anticipated in October 2026.

New Amherst Street + Greenbriar South Development Coordination

SWA continues to coordinate with Kimley-Horn on the New Amherst Street roadway design and its interface with Gateway Park and the North Streetscape. SWA is also providing design review and coordination with Hanover for the Greenbriar South development regarding the New Amherst South Streetscape and adjacent public street frontages, including potential planting and streetscape standards to promote continuity within the overall Gateway public realm.

Greenbriar North / Amherst North Coordination

SWA is coordinating with the Greenbriar North development team regarding conceptual site planning and the relationship of potential future building locations to the Gateway Park and New Amherst North Streetscape. Current coordination is focused on pedestrian connections, site and landscape grade relationships, Heritage Live Oak requirements, development interfaces, and consideration of permanent and interim improvements associated with future development.

University Boulevard Streetscape

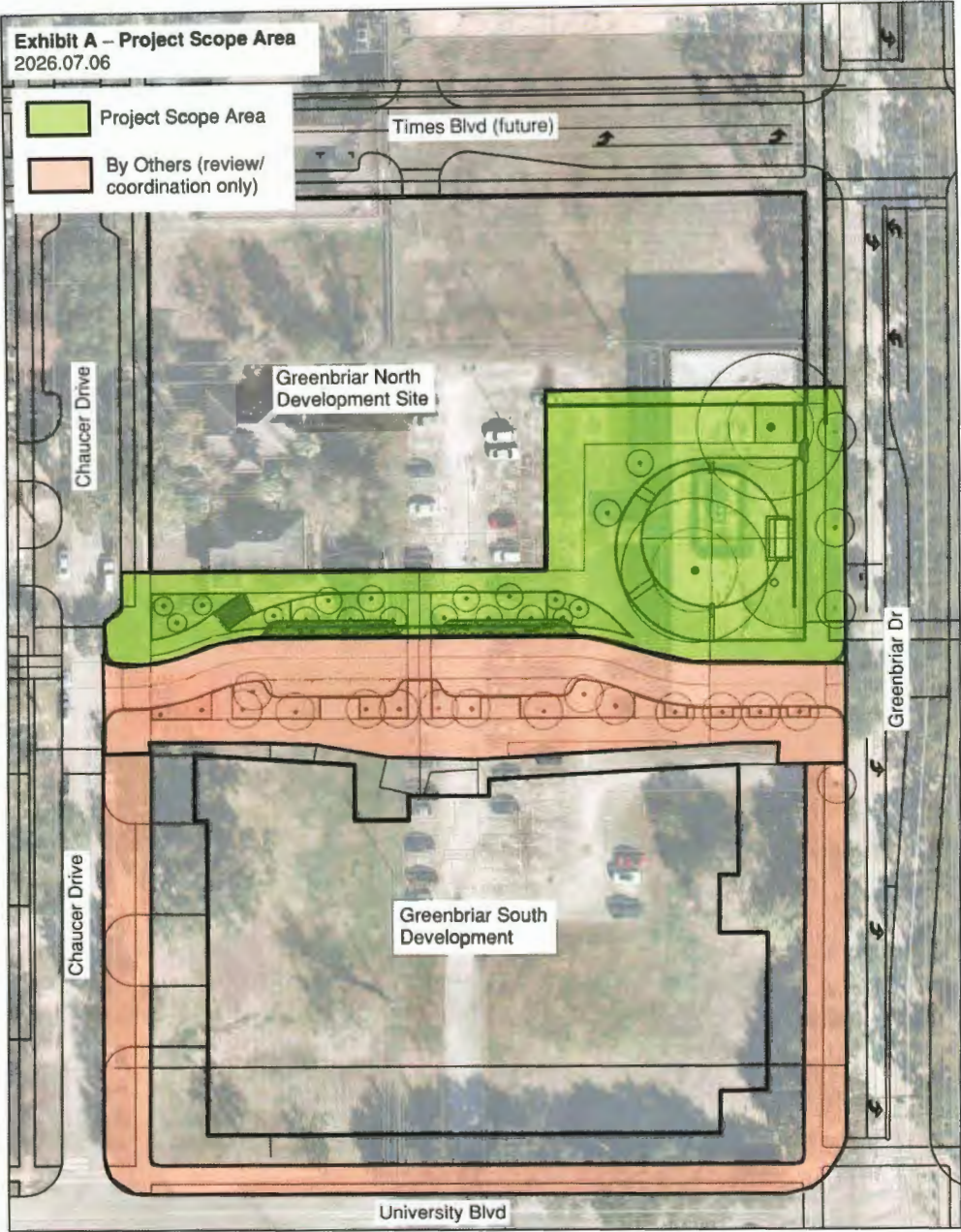
SWA is currently coordinating with the City of Houston engineering team regarding proposed streetscape improvements along University Boulevard. SWA has provided recommendations for street tree species and planting standards intended to support long-term tree health and a consistent streetscape character. These recommendations are currently under evaluation as part of the University Boulevard design.

Next Steps

SWA will continue Schematic Design of the Gateway Park and New Amherst North Streetscape, including refinement of the site plan in preparation for the anticipated October tree relocation. Work will also continue on coordination with Kimley-Horn, adjacent development teams, and the City of Houston regarding roadway, development interface, and streetscape improvements.

Action Items: None.

Attachment: Exhibit A – Project Scope Area



Attachment: Exhibit B – University Boulevard Street Tree recommendation

