

June 9, 2026

Mr. Kenny Walsh
City of Deer Park, Parks Director
710 East San Augustine Street
Deer Park, Texas 77536-4258

RE: City of Deer Park Spencerview Pedestrian Bridge
Pay Estimate No. 7 and Final
ID # 3657-17

Dear Mr. Walsh,

Attached is Pay Application #7 and Final from Lucas Construction Company, Inc. We have reviewed the enclosed payment application and find it to be correct. The project has been completed. The contractor is requesting the release of retainage in the amount of \$20,006.15. We recommend approval of the final payment in the amount of **\$20,006.15**.

Payment Instructions: In accordance with industry best practices to help prevent payment fraud, please verify any requests for change in payment instructions or change to remittance addresses through a phone call to the payee's corporate accounting office or officer of the company. Do not change payment instructions prior to using a second independent form of verification.

If you have any questions or require additional information, I can be contacted at (713) 462-3242.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

Nicholas Mumme, P.E.
Project Manager

Cc:
George Gonzales, Project Manager
Dorlee Vargas, Assistant Project Manager
Greg Vastbinder, Inspector

Attachment: Pay Estimate

Progress Estimate - Unit Price Work

For (Contract): City of Deer Park - Spencerview Pedestrian Bridge						Application Number:		7 - RETAINAGE				
Application Period: Feb 1, 2025 - June 08, 2025						Application Date:		9-Jun-25				
Unit Measure												
Bid Item No.	Description	Unit Measure	Bid Item Quantity	Unit Price	Bid Item Value (\$)	Quantity Installed This Period	Value of Work Installed This Period	Stored Material	Total Qty to Date	Total Value of Work Completed & Stored to Date	% Comp	Balance to Finish
Base Bid												
1	Mobilization	LS	1.00	\$15,000.00	\$15,000.00		\$ -		1.00	\$ 15,000.00	100.00%	\$ -
2	Project Sign, 4'x8' Post Mounted	EA	2.00	\$1,200.00	\$2,400.00		\$ -		2.00	\$ 2,400.00	100.00%	\$ -
3	Cleaning and Grubbing	STA	3.00	\$500.00	\$1,500.00		\$ -		3.00	\$ 1,500.00	100.00%	\$ -
4	Excavation at Detention Pond	CY	32.00	\$90.00	\$2,880.00		\$ -		32.00	\$ 2,880.00	100.00%	\$ -
5	Seeding and Erosion Control Blanket	GY	120.00	\$20.00	\$2,400.00		\$ -		120.00	\$ 2,400.00	100.00%	\$ -
6	Hydro-Mulch Seeding	AC	0.50	\$4,000.00	\$2,000.00		\$ -		0.50	\$ 2,000.00	100.00%	\$ -
7	Reinforced Filter Fabric Barrier	LF	600.00	\$3.00	\$1,800.00		\$ -			\$ -		\$ 1,800.00
8	Stabilized Construction Access	SY	222.00	\$15.00	\$3,330.00		\$ -		222.00	\$ 3,330.00	100.00%	\$ -
9	Concrete Truck Washout	LS	1.00	\$1,000.00	\$1,000.00		\$ -		1.00	\$ 1,000.00	100.00%	\$ -
10	SWPPP Inspection and Maintenance	MO	3.00	\$1,000.00	\$3,000.00		\$ -		3.00	\$ 3,000.00	100.00%	\$ -
11	Pre-Fabricated 108'x11' Pedestrian Bridge	LS	1.00	\$175,000.00	\$175,000.00		\$ -		1.00	\$ 175,000.00	100.00%	\$ -
12	Reinforced Concrete Bridge Abutment	CY	10.00	\$1,500.00	\$15,000.00		\$ -		10.00	\$ 15,000.00	100.00%	\$ -
13	Concrete Retaining Wall	CY	60.00	\$700.00	\$42,000.00		\$ -		60.00	\$ 42,000.00	100.00%	\$ -
14	6-Inch Reinforced Concrete Bridge Deck	SY	96.00	\$110.00	\$10,560.00		\$ -		96.00	\$ 10,560.00	100.00%	\$ -
15	24-Inch Diameter Concrete Drilled Shaft	VF	84.00	\$480.00	\$40,320.00		\$ -		84.00	\$ 40,320.00	100.00%	\$ -
16	Cement Stabilized Sand	TON	220.00	\$52.00	\$11,440.00		\$ -		220.00	\$ 11,440.00	100.00%	\$ -
17	Galvanized Pedestrian Handrails - TxDOT Type B	LF	422.00	\$70.00	\$29,540.00		\$ -		422.00	\$ 29,540.00	100.00%	\$ -
18	Galvanized Pedestrian Handrails - TxDOT Type F	LF	104.00	\$112.00	\$11,648.00		\$ -		104.00	\$ 11,648.00	100.00%	\$ -

Progress Estimate - Unit Price Work

For (Contract): City of Deer Park - Spencervlew Pedestrian Bridge						Application Number:		7 - RETAINAGE				
Application Period: Feb 1, 2025 - June 08, 2026						Application Date:		8-Jun-25				
Bid Item No.	Description	Unit Measure	Bid Item Quantity	Unit Price	Bid Item Value (\$)	Quantity Installed This Period	Value of Work Installed This Period	Stored Material	Total Qty to Date	Total Value of Work Completed & Stored to Date	% Comp	Balance to Finish
19	5-inch Reinforced Concrete Sidewalk	SY	120.00	\$60.00	\$9,600.00		\$ -		120.00	\$ 9,600.00	100.00%	\$ -
Extra Work Items												
20	Embankment	CY	32.00	\$10.00	\$320.00		\$ -			\$ -		\$ 320.00
21	Soilting for Erosion Control and Stabilization	SY	500.00	\$7.00	\$3,500.00		\$ -		200.00	\$ 1,400.00	40.00%	\$ 2,100.00
22	5-inch Reinforced Concrete Sidewalk, Excluding Headers	SY	300.00	\$70.00	\$21,000.00		\$ -		227.00	\$ 15,890.00	75.67%	\$ 5,110.00
23	Owner Held Contingency (3% of Total Base Bid)	LS	1.00	\$11,412.54	\$11,412.54		\$ -		0.37	\$ 4,215.00	36.93%	\$ 7,197.54
Extra Work Items												
24	Permit Allowance	LS	1.00	\$5,000.00	\$5,000.00		\$ -			\$ -		\$ 5,000.00
Change Order No. 01												
CD1-1	Delete Extra Work Item #22	SY	(227.00)	\$70.00	(\$15,890.00)		\$ -		(227.00)	\$ (15,890.00)	100.00%	\$ -
CD1-2	Use of Owner Contingency	LS	(1.00)	\$4,215.00	(\$4,215.00)		\$ -		(1.00)	\$ (4,215.00)	100.00%	\$ -
CD1-3	5-Inch Thick Sidewalk (5' wide)	SY	167.00	\$95.00	\$15,865.00		\$ -		167.00	\$ 15,865.00	100.00%	\$ -
CD1-4	Remove and Dispose 8' Sidewalk	SY	29.00	\$20.00	\$580.00		\$ -		29.00	\$ 580.00	100.00%	\$ -
CD1-5	Ditch Regrading	LF	140.00	\$8.00	\$1,260.00		\$ -		140.00	\$ 1,260.00	100.00%	\$ -
CD1-6	Furnish and install 4"x36" Powder Coated Removable Bollard	EA	2.00	\$1,200.00	\$2,400.00		\$ -		2.00	\$ 2,400.00	100.00%	\$ -
BID TOTAL:							\$ -		\$ 400,123.00		95%	\$ 21,527.54